

14.03.2012

S96 MODIFICATION (2)  
MASHMAN POTTERY  
11 MASHMAN AVE, KINGSGROVE

THE FOLLOWING SECTION OUTLINES HOW EACH OF THE MINIMUM STANDARDS OF THE RFDC - RULES OF THUMB ARE APPLIED TO THE PROPOSED ADDITIONAL 1 STOREY AT BUILDING C AND 2 STOREYS AT BUILDING D, AND HOW EACH OF THE STANDARDS AREA ACHIEVED IN RELATION TO THE DESIGN OBJECTIVES OF THE RFDC.



TOTAL NUMBER OF APARTMENTS PROPOSED	BUILDING C	BUILDING D		22 APARTMENTS
	LEVEL 5	LEVEL 5	LEVEL 6	
	10	6	6	

RFDC RULES OF THUMB		TARGET (NO. OF APTS)	ACHIEVED (NO. OF APTS)			TOTAL		COMMENTS	
			BUILDING C	BUILDING D		NO. OF APTS	%		
			LEVEL 5	LEVEL 5	LEVEL 6				
SUNLIGHT ACCESS TO LIVING ROOM AND PRIVATE OPEN SPACE	70%	OF APARTMENTS SHOULD RECEIVE 3HRS BTW 9AM - 3PM JUNE 21	15.4	9	5	5	19	86%	REFER TO DWG JRPP-SK03, SK04
CROSS VENTILATION	60%	OF APARTMENTS SHOULD BE NATURALLY CROSS VENTILATED	13.2	6	4	4	14	63%	REFER TO DWG JRPP-SK03, SK04
SOUTH ASPECT (SW-SE) APARTMENTS	10%	OF SINGLE ASPECT APARTMENTS MAX	2.2		2			9%	✓
NATURAL VENTILATION TO KITCHEN	25%	OF APARTMENTS SHOULD HAVE ACCESS TO NATURAL VENTILATION	5.5	2	2	2	6	27%	✓
SINGLE ASPECT APARTMENTS		MAX 8M IN DEPTH							ONLY 1 SINGLE ASPECT APARTMENT GREATER THAN 8M IN DEPTH (9.3M)
REAR WALL OF KITCHEN		NO MORE THAN 8M FROM WINDOW	22	10	6	6	22	100%	✓
BALCONY DEPTH		MIN. OF 2M							✓
INTERNAL CIRCULATION		NUMBER OF APARTMENTS ACCESSIBLE FROM A SINGLE CORRIDOR SHOULD BE LIMITED TO 8							✓
ACCESSIBILITY	20%	OF APARTMENTS REQUIRE BARRIER FREE ACCESS							✓
STORAGE		TWO BEDROOM APARTMENT: 8M3							✓ REFER TO DWG JRPP-SK02
BUILDING SEPARATION RFDC DESIGNING THE CONTROLS:- - UP TO FOUR STOREYS/12 METRES - 12 METRES BETWEEN HABITABLE ROOMS/ BALCONIES - 9 METRES BETWEEN HABITABLE ROOMS/BALCONIES AND NON-HABITABLE ROOMS - 6 METRES BETWEEN NON-HABITABLE ROOMS - FIVE TO EIGHT STOREYS/UP TO 25 METRES - 18 METRES BETWEEN HABITABLE ROOMS/ BALCONIES - 13 METRES BETWEEN HABITABLE ROOMS/ BALCONIES AND NON-HABITABLE ROOMS - 9 METRES BETWEEN NON-HABITABLE ROOMS  WHERE A BUILDING STEP BACK CREATES A TERRACE, THE BUILDING SEPARATION DISTANCE FOR THE BELOW APPLIES. (RFDC P29)		RFDC OBJECTIVES:- 1- TO ENSURE THAT NEW DEVELOPMENT IS SCALED TO SUPPORT THE DESIRED AREA CHARACTER WITH APPROPRIATE MASSING AND SPACE BETWEEN BUILDINGS. 2- TO PROVIDE VISUAL AND ACOUSTIC PRIVACY FOR EXISTING AND NEW RESIDENTS 3- TO CONTROL OVERSHADOWING OF ADJACENT PROPERTIES AND PRIVATE OR SHARED OPEN SPACE 4- TO ALLOW FOR THE PROVISION OF OPEN SPACE WITH APPROPRIATE SIZE AND PROPORTION FOR RECREATIONAL ACTIVITIES FOR BUILDING OCCUPANTS 5- TO PROVIDE DEEP SOIL ZONES FOR STORMWATER MANAGEMENT AND TREE PLANTING, WHERE CONTEXTUAL AND SITE CONDITIONS ALLOW							1- REFER TO DWG JRPP-SK08 FOR HEIGHT OF BUILDINGS IN THE SURROUNDING AREA  SEPARATION BETWEEN BLDG D & C LEVEL 5 GENERALLY COMPLIES AS A TERRACE AT 12M SEPARATION. BLDG D LEVEL 5 & 6 INCLUDE SCREENS AND HIGH SILL WINDOWS TO AMELIORATE ACOUSTIC AND OVERLOOKING ISSUES.  2- PROPOSED PRIVACY SCREEN AND REQUIRED ACOUSTIC GLASS WINDOWS TO PROVIDE ACOUSTIC AND VISUAL PRIVACY FOR THE NEW RESIDENTS REFER TO DWGS JRPP-SK06, SK07, SK10, SK11  3- REFER TO DWG JRPP-SK10, SK11, 13, SK14, SK15  4- NO CHANGE  5- NO CHANGE
DEEP SOIL									NO CHANGE
VEHICLE ACCESS									NO CHANGE
PEDESTRAIN ACCESS									NO CHANGE
SAFETY									NO CHANGE



SECTION 96 MODIFICATION:-  
ADDITION OF 22 X 2BED APARTMENTS

SECTION 96 MODIFICATIONS	NO. OF 2B APTS
LEVEL 5	16
LEVEL 6	6
TOTAL	22

-  SECTION 96 MODIFICATION  
ADDED CAR SPACE
-  PROPOSED STORAGE

NOTE:  
-FOR MARKETING REASONS, WE WILL NOT BE USING THE NUMBER 4 FOR ANY APARTMENT NUMBERS OR LEVEL NUMBERS. THEREFORE THERE WILL BE NO BASEMENT LEVEL 4 AND NO APARTMENT #4

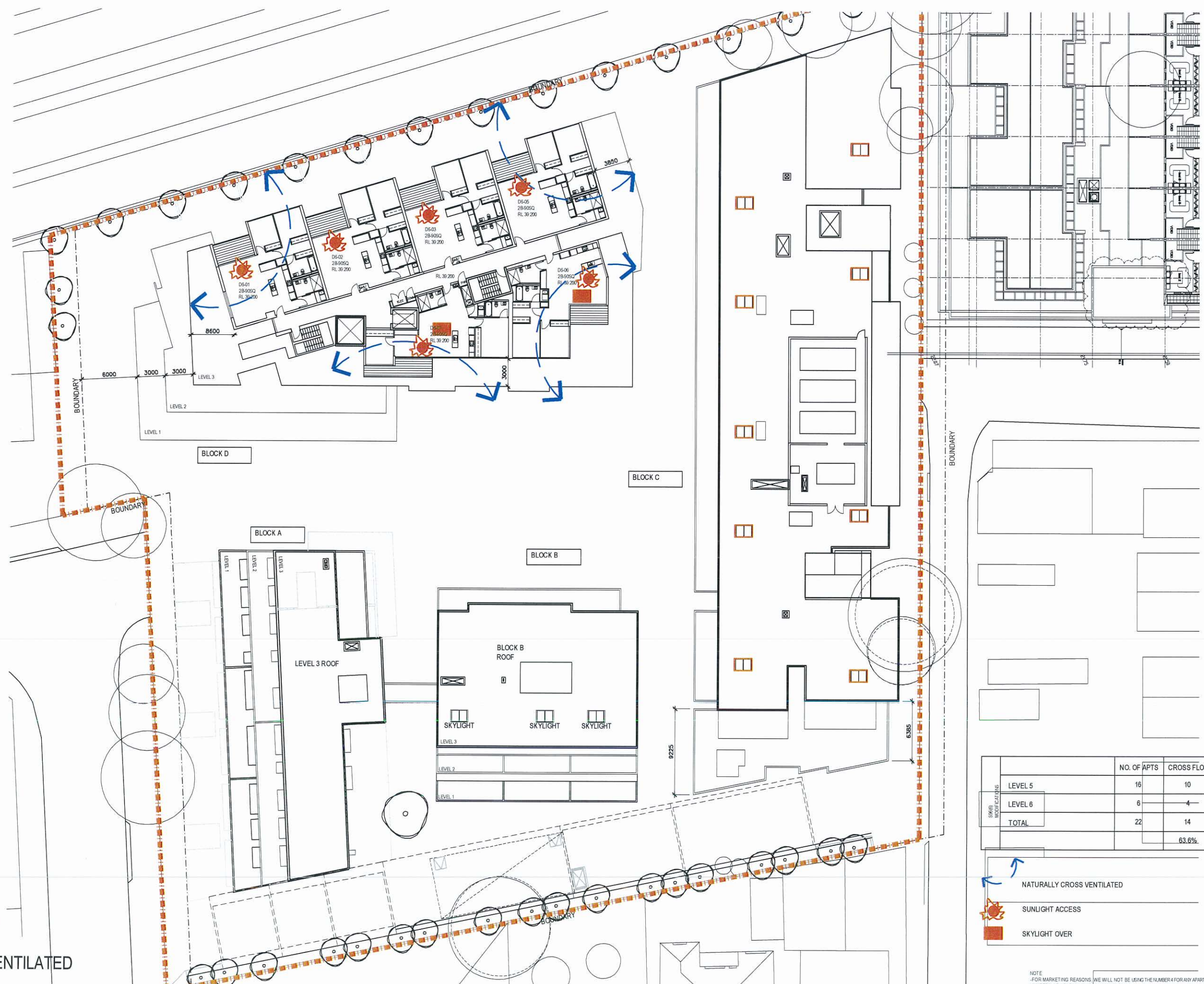
LOCATION OF STORAGE FOR  
THE PROPOSED ADDITIONAL 22 APARTMENTS

PRELIMINARY






S96-MODIFICATION (2)  
 PROPOSED LEVEL 5  
 NATURALLY CROSS VENTILATED  
 SUNLIGHT ACCESS

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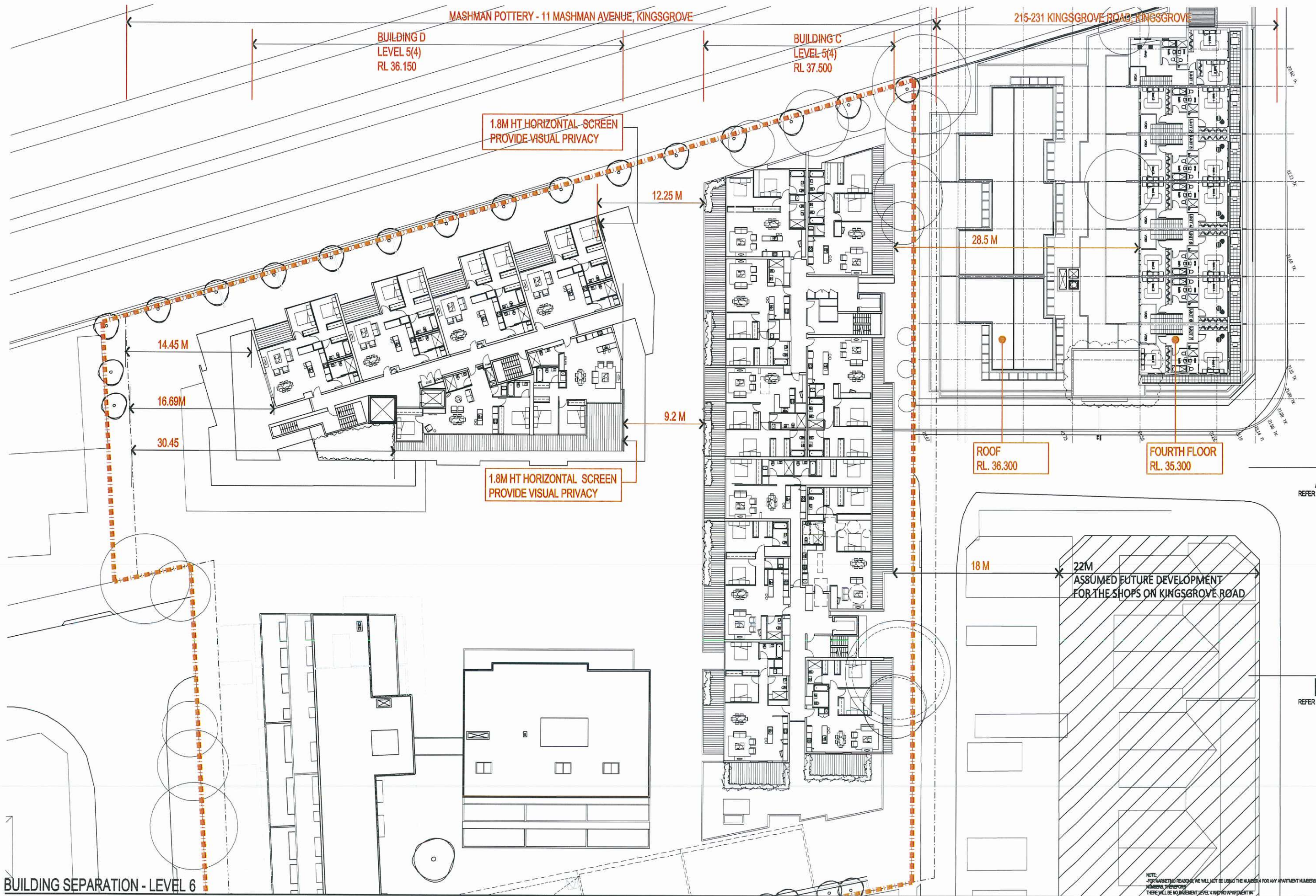
S96-MODIFICATION (2)  
 PROPOSED LEVEL 6  
 NATURALLY CROSS VENTILATED  
 SUNLIGHT ACCESS

SECTOR	NO. OF APTS	CROSS FLOW	SOLAR
LEVEL 5	16	10	15
LEVEL 6	6	4	6
<b>TOTAL</b>	<b>22</b>	<b>14</b>	<b>21</b>
		<b>63.6%</b>	<b>95.4%</b>

-  NATURALLY CROSS VENTILATED
-  SUNLIGHT ACCESS
-  SKYLIGHT OVER

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PRELIMINARY



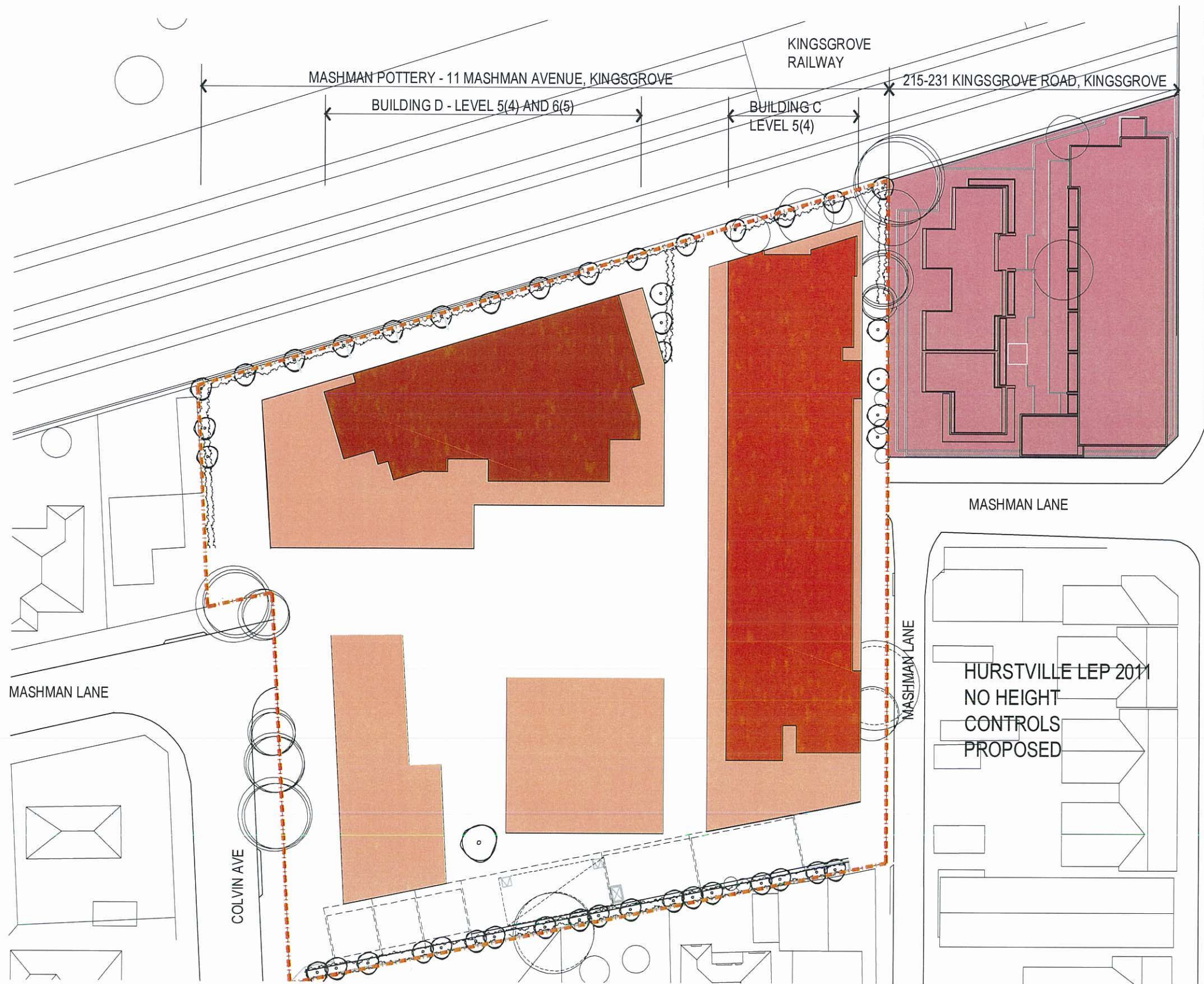
BUILDING SEPARATION - LEVEL 6

**A**  
 REFER TO JRPP-SK09

**B**  
 REFER TO JRPP-SK07

PRELIMINARY

NOTE:  
 FOR MARKETING REASONS WE WILL NOT BE USING THE NUMBER FOR ANY APARTMENT NUMBERS OR LEVEL NUMBER THROUGHOUT THIS DOCUMENT.  
 THERE WILL BE NO MANAGEMENT LEVEL 4 AND NO APARTMENT 401



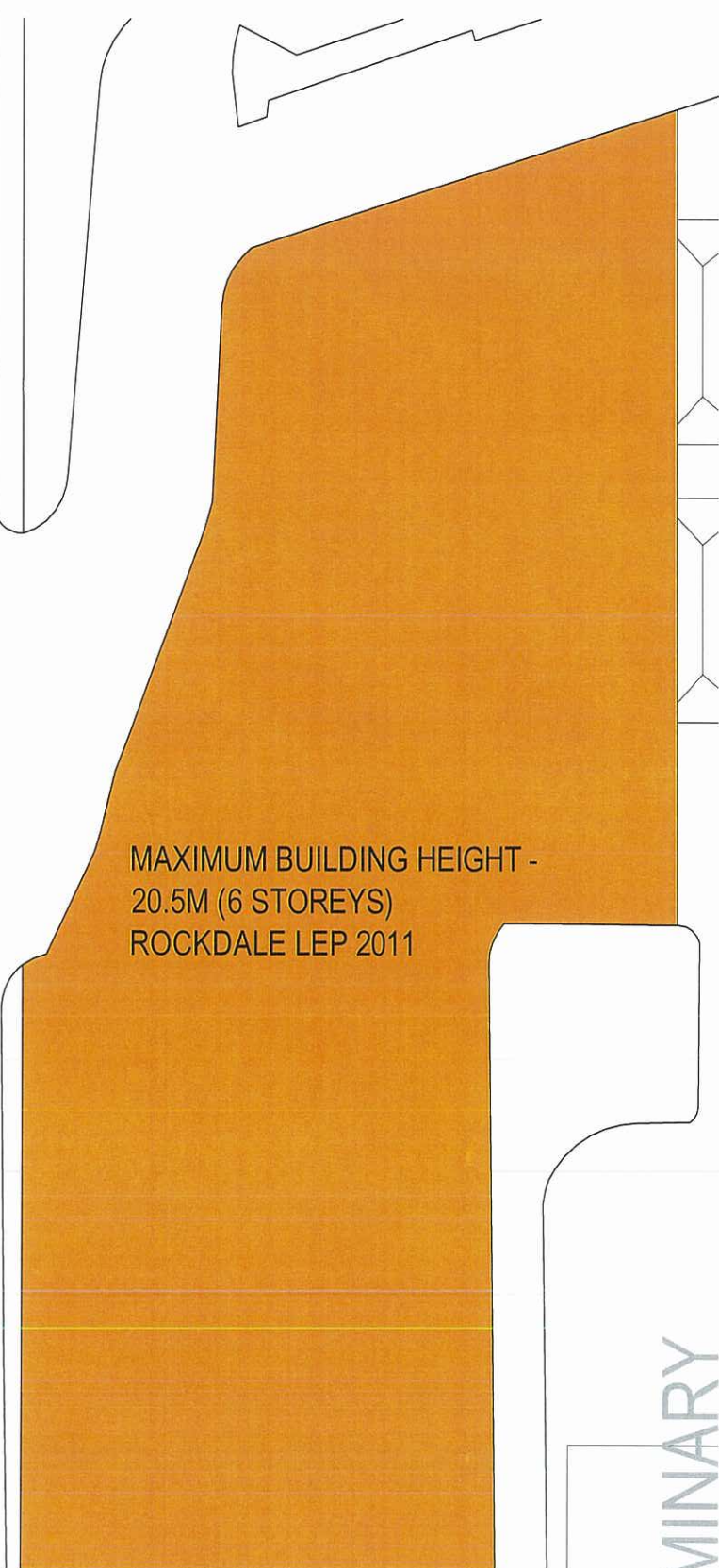
11 MASHMAN AVE  
4 STOREYS BUILDING - DA APPROVED

BUILDING D - 11 MASHMAN AVE  
PROPOSED 6 STOREYS

BUILDING C - 11 MASHMAN AVE  
PROPOSED 5 STOREYS

215-231 KINGSGROVE ROAD - 5 STOREYS BUILDING HEIGHT  
APPROVED THROUGH CONSENT ORDERS IN LAND ENVIRONMENT COURT

MAXIMUM BUILDING HEIGHT - 20.5M (6 STOREYS)  
ROCKDALE LEP 2011

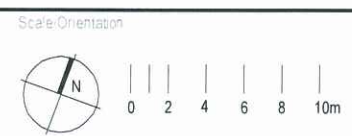


### HEIGHT OF BUILDINGS

Architects  
**Kann Finch Group**  
50 Carrington Street, Sydney NSW Australia  
Nominated Architect: Ian Armstrong 7260  
T: 02 9299 4111 F: 02 9290 1461

Client  
Kingsgrove Village Apartments Pty. Ltd.  
Kingsgrove Retail Management Pty. Ltd

Project  
**Mashman Pottery**  
11 Mashman Ave  
KINGSGROVE



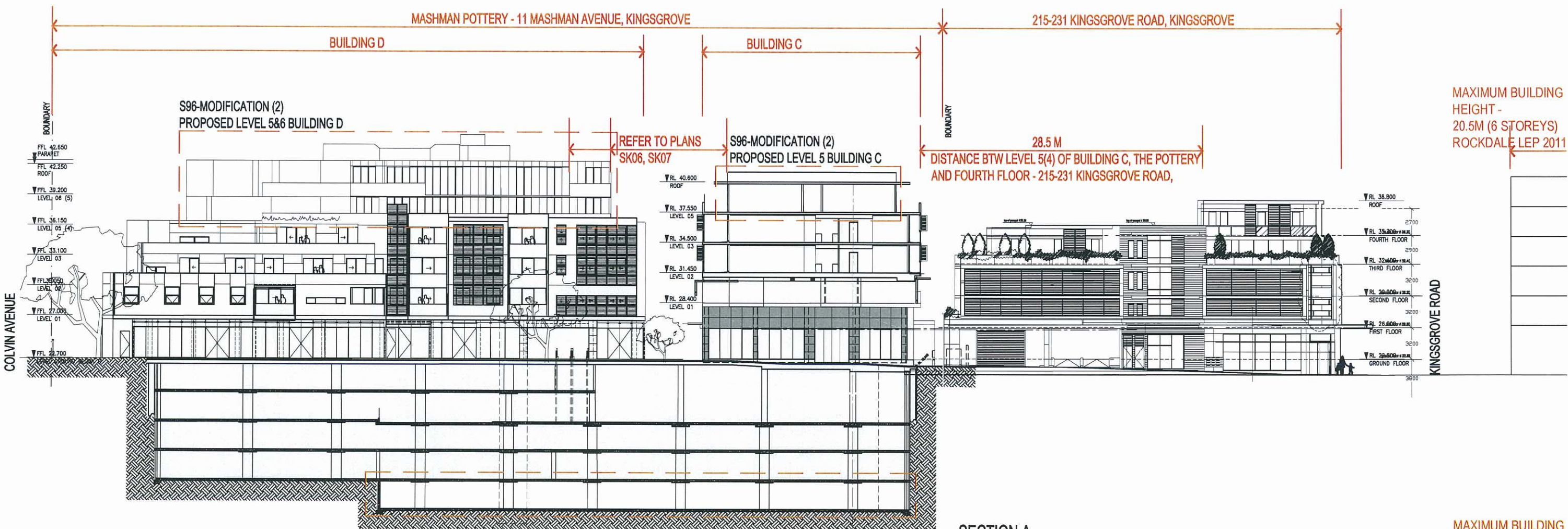
### HEIGHT OF BUILDINGS

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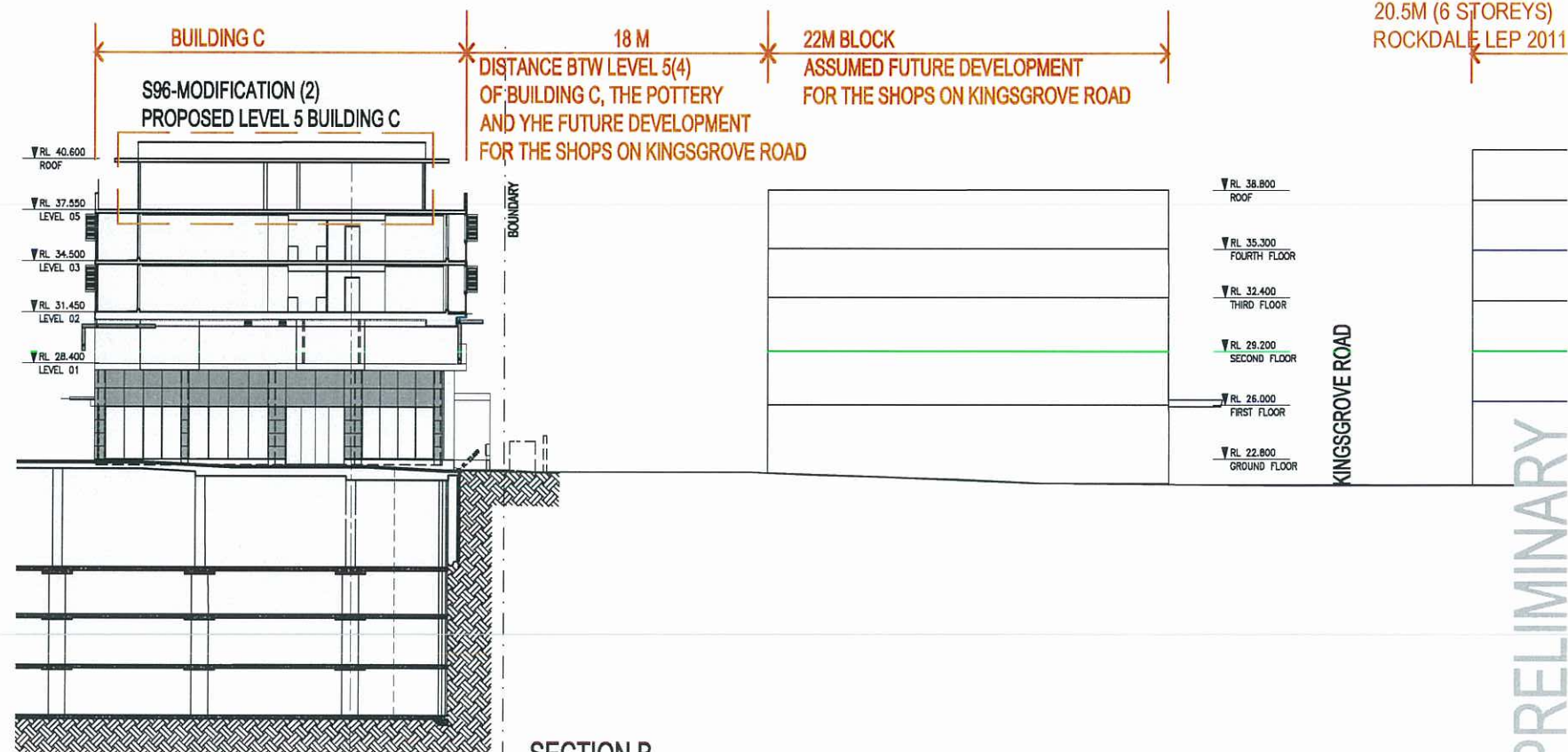
Project Number Drawing Number

6126 - JRPP-SK08

Issue & Date 14.03.12  
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SECTION A



SECTION B

BUILDING SEPARATION - SECTIONS