



GENERAL NOTES
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE
PROCEEDING WITH THE WORK

- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

Response to Submissions re 85 Harrington Street Development Application						
Date of Issue: Wednesday, 18 October 2017						
Source	Item	Issue/Object	Description	ADG Objective	Drawing Number(s)	FJMT Responses
DoPE Letter Attachment A	1.1	Visual Privacy	Balconies serving units on Northern side of Building 2 have been reorientated towards Rendezvous Hotel. Provide a specific plan illustrating the varying setbacks between the two buildings, location of facing windows and balconies and proposed design measures to mitigate potential privacy impacts.	N/A	002 - 003	Solid, operable shutters, or horizontal metallic blinds that are controlled by the occupants of the unit are employed to provide privacy towards the subject site. The windows of question within the rendezvous hotel are fixed, have dark glass and the rooms are itinerantly occupied. Any potential privacy issues have been mitigated through a considered design response. Complies? Yes
			Please also confirm proposed privacy measures between the balcony of Unit 312 in Building 1 and the balcony serving southern Baker's Terraces townhouse.	Objective 3F-1	004 - 005	An acceptable level of privacy is achieved through the use of fixed screening. The view corridor and primary visual outlook for Unit 312 (Building 1) are directed towards the Cumberland place and beyond. Thus visual privacy is maintained for the residents of the southern Baker's Terrace. Furthermore, a screen is currently in place as part of the heritage fabric. Refer to photographs. Complies? Yes
	1.2	Solar Access	The proposal indicates 70% of units will receive at least two hours solar access in midwinter (9am to 3pm) and all units will receive at least one hour of solar access in midwinter. Please provide a solar access study demonstrating the above including consideration of the proportion/area of the living rooms and balconies receiving solar access.	Objective 4A-1 Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area.	006 - 010	The site is located in a dense, urban, city setting. The topography of the site relies upon a design response resulting in a building with a North/South orientation. As such all apartments face an East or West direction and are afforded good solar amenity. The building results in no single aspect south facing apartments . An extensive solar access study has been undertaken to show that 70% of units will receive at least 2 hours solar access in midwinter (9am to 3pm). Complies? Yes
	1.3	Natural Ventilation	The proposal includes the five single aspect maisonette units as achieving natural cross ventilation. Further evidence is required demonstrating how these units achieve natural cross ventilation. Consideration should also be given to alternative design solutions for non-cross ventilated units to improve natural ventilation.	Objective 4B Natural cross ventilation is achieved by apartments having more than one aspect with direct exposure to the prevailing winds, or windows located in significantly different pressure regions, rather than relying on purely wind driven air. Objective 4B-3 At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed Glossary <i>Natural cross ventilation</i> natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building providing a greater degree of comfort and amenity for occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path	011 - 014	29 Apartments achieve compliance as per the apartment design guide's (ADG) definition of natural cross ventilation. 5 Apartments achieve cross ventilation as detailed in qualitative assessments undertaken by ARUP. Refer to all additional information prepared by ARUP. TOTAL: 34 OUT OF 56 APARTMENTS = 61% Complies? Yes
	1.4	Private Open Space/Balconies	Further consideration shall be given to the balcony serving Unit 301 in Building 2 which does not appear to provide a suitable useable area/depth commensurate with the size of the unit.	Objective 4E-1 Maximum Areas and Minimum Depth for private open spaces and balconies: Studio - Min area: 4sqm 1Bed Min area: 8sqm Min. depth: 2m 2Bed Min area: 10sqm Min. depth: 2m 3Bed+ Min area: 12sqm Min. depth: 2.4m	015	The average width of the balcony in Unit 301 (Building 2) meets design guidelines of ADG Objective 4E-2. The space is a versatile, usable space located of the living room and kitchen and thereby extends the living space. The balcony faces north and provides good amenity in terms of views, privacy, and solar access. Complies? Yes
	1.5	Apartment Size and Layout	A number of units in Building 1 exceed the recommended maximum depth of 8m from a window namely 202, 203 (and identical units above), 412 and 512.	Objective 4D-2 In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	016 - 017	Whilst compliance can be achieved through rotating the kitchen will not achieve a greater amenity and will create a layout that is awkward and less usable than the current layout. The apartments are oversized with regard to ADG objectives and provides living areas with a width greater than the minimum requirements. Complies? Yes
			In addition, Units 204 and above in Building 1 contain a bedroom without a window in an external wall. The Department requests consideration of a revised layout for these units to provide improved amenity for future residents.	Objective 4D-1 Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	018	Apartment has been revised so the bedroom receives direct daylight and air from an external window. Complies? Yes
	1.6	Apartment Size and Layout	In addition, confirm that windows serving north facing bedrooms in units 201 and 312 in Building 1 achieve a total minimum glass area of not less than 10% of the floor area of the room	As Above	019	Compliance is met with the windows servicing both 201 and 312 (Building 1) exceeding a glass area of not less than 10% of the floor area of the room. Complies? Yes
	1.7	Common Circulation and Spaces	Given 12 units are proposed off the circulation core within Building 1 (exceeding the design criteria recommended maximum of eight), the Department requests the design of the proposed common corridors, particularly on levels two to five, be revised to improve amenity through increased levels of daylight, natural ventilation and outlook.	Objective 4E-1 The maximum number of apartments off a circulation core on a single level is eight Guidelines: - Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors - Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	020 - 021	The No. of apartments off a corridor on Level 2-3 is 5: < than the maximum of 8. The primary entrance for apartments 306 to 312 (Bldg1) is off Gloucester Street where residents and visitors enter the apartment. The door fronting the corridor is used only for access to the basement and garbage rooms. The proposed introduction of a plenum on the northern end of the corridor will further increase amenity of the space via promoting cross ventilation. Complies? Yes
	1.8		The Department's overall analysis indicates units 202, 203 and 204 (and identical units on the levels above) may not benefit from a satisfactory level of amenity due to a combination of variations to the Apartment Design Guide design criteria including solar access, cross ventilation, unit depth and/or lack of an external bedroom window. The Department particularly notes the units which exceed 8 min depth are also not cross ventilated, further reducing effective air flow. Please undertake further consideration of the design of these units to ensure a suitable level of amenity for future residents is achieved.		022 - 023	Full consideration for the design of the apartments and the development as a whole, has seen a change in response to the points raised by the Department. See the above items 1.3, 1.5(a) and 1.5(b) as evidence of design changes and justification for all point raised. Complies? Yes

Date of Issue: Wednesday, 18 October 2017						
Source	Item	Issue/Object	Description	ADG Objective	Drawing Number(s)	FJMT Responses
DoPE Meeting held 12.10.2017	1.9	Crime Prevention	Please provide evidence of measures taken in preventing crime around Level 2 public lift, lift access ramp and to the adjacent apartments.	Part 1, Design Quality Principle 7, Principle 7: Safety Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose. and Objective 4S	024	Measures taken for crime prevention include the following: <u>Access</u> - Restriction of lift access at 10pm - Provision of a gate on Gloucester Street at the public entry of the lift access ramp - Gate is accessed controlled with residential over-ride to allow residents in Baker's Terraces to access basement carpark - Both the gate access and lift access restrictions are operated by building management <u>Surveillance</u> Active - CCTV in locations indicated, feeding to 24/7 building management Passive - Passive surveillance from adjacent through-site link and public open space - Additional passive surveillance from Baker's Terrace balconies and Unit 312 Gloucester Street entry - Adjacent apartments 201 and 312 achieve acoustic privacy through the utility of double glazing to its windows interfacing with the public ramp. <u>Signage</u> - Way-finding signage will be provided indicating that the area is under surveillance.
	2.1	Bakers Terraces	Further justification shall be provided in respect of the residential amenity of the proposed northern Bakers Terraces townhouse which is not provided with any private open space.		025	Through design development of the internal layouts of Baker's Terrace (68 Gloucester Street), we have arrived at a design solution that converts the Baker's Terrace northern unit into a 2-Bedroom unit with a study. This removes the requirement to provide private open space to this dwelling.
	3.1	Views	Potential adverse impact on iconic views has been raised in a public submission. Please provide a view impact analysis demonstrating the potential impact of the proposed development (including plans) on identified views from 140-142 Cumberland Street and other nearby properties as relevant.		026	A view analysis has been undertaken for 140-142 Cumberland street. The objection from the owners of this property deals solely with loss of view towards the opera house (only). The analysis found that a large deciduous tree remains the biggest threat to view loss. Water views are largely unimpeded, nor reduced as a result of the development. Views toward the opera house have the potential to be increased as the proposed built form is less than that of the existing fabric. The analysis concludes that the objection is largely unfounded and views towards the opera house remain largely intact. Complies? Yes
	3.2		Please provide revised and enlarged images illustrating view impacts from a SCRA compliant scheme and separate comparison images illustrating views impacts from the proposed scheme. Please also state the RL/level within the building the views are taken from and whether views from permanent residential units within Quay West are potentially impacted by the proposed development.		027 - 032	Updated diagrams showing impacts from a SCRA compliant scheme and the proposed development been provided. The images have been enlarged and RLs provided for each of the view diagrams. Complies? Yes
	4.1	Car Parking	Given the location of the site within the CBD and close proximity to a variety of public transport nodes, consideration should be given to further rationalisation of the proposed number of residential car parking spaces.		033 - 035	T&P to confirm their stance. Further justification to be provided by Traffic Consultant where required.
	5.0	Other Matters				
	5.1	Solar Impact/Overshadowing	Revised and enlarged 9am mid-winter elevational shadow diagrams clearly illustrating the extent of overshadowing compared to a SCRA compliant scheme. 9:30am diagrams should be provided if any shadow increase to neighbouring properties in Gloucester Street will occur at 9am.		036 - 038	Revised diagrams have been provided showing overshadowing impacts for Gloucester Street. These have been provided at both 9am and 9:30am for both March, June, September 21. The analysis concludes that the development largely improves on a SCRA compliant scheme. Complies? Yes
	5.2	Communal Open Space	Justification for the non-provision of communal open space on the roof of Building 2		039	Residents for Building 2 have access to the large communal spaces provided on Building 1. This communal space supports a large of spaces and caters for a number or large groups of people. The space caters for both indoor and outdoor use and takes advantage of good solar access and expansive views to the harbour. Complies? Yes
DoPE Letter Attachment A	5.3	Car Parking	A review of car parking layout to demonstrate compliance with AS2890 Parking Facilities - refer to Council submission		040 - 041	Please refer to swept paths provided by Traffic Consultant.
	5.4		Swept path diagrams have not been provided to demonstrate that Council waste collection vehicles (9.25m) can be accommodated. The current design accommodates only 6.4m. Small Rigid Vehicles (SRV).		042	T&P to confirm this has been provided by traffic and waste consultants.
	5.5		Note that proposed car park layout does not comply with the relevant Australian Standard AS/NZS 2890.1 with regard to aisle turning, clearances and ramps		043 - 044	Please refer to additional information provided by Traffic Consultant Complies? Yes
	5.6		Provision of bicycle parking is considered to be inadequate		045 - 046	Bicycle parking has been provided at a rate of one (1) per unit within storage cages and 35 bicycle spaces for retail/commercial use, which is superior to the City of Sydney DCP requirement. Refer to additional information provided by traffic consultant. Complies? Yes
	5.7		The proposal does not include end of trip facilities		047	Facilities were provided as part of DA documentation. These facilities have since been relocated and have been more clearly identified. Complies? Yes
	5.8		Provision of bicycle parking required for a private development in the public domain is not supported.		048	30 visitor bicycle parking spaces provided in Basement 1, previously provided in the public domain of Harrington Street and Gloucester Street. Please also refer to additional information provided by Traffic Consultant. Complies? Yes
DoPE Letter Attachment A	5.9	GFA Plans and Calculations	Plans and calculations for each level illustrating which areas of each building have been included in the GFA calculations plus a breakdown of the GFA for each unit/level/building		049	Further drawings illustrating the measured area with numerical tables have been provided. Complies? Yes
	5.10	Additional Information	Adaptable and Liveable Housing Guide Drawings		050 - 055	Additional information provided as requested. Apartments subject to Adaptable and Liveable Housing Guides have been provided and updated where required as part of planning changes. Complies? Yes
City of Sydney Submission Public Submissions	6.1	Bulk and Scale	Concerns regarding increase in height and scale that is exceeding SCRA envelope.		056	Height and bulk supported by Peter Webber. Complies? Yes



francis-jones morehen thorp

SYDNEY
Level 5, 70 King Street
Sydney NSW 2000 Australia
T +61 2 9251 7077
F +61 2 9251 7072
E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
RESPONSE TO DoPE
Responses to Items

SCALE	1:200 @ A2	PROJECT CODE GA85H
DATE	18/10/2017	
SHEET NO. 000		REVISION

For Review