

# ITEM 1.3(a)

**Issue/ Objection:**  
Natural Ventilation

**Description:**  
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 dieting solutions for non-cross ventilated units to improve natural ventilation.

**ADG Objective:**  
Objective 4B  
Objective 4B-3  
Definition of Cross Ventilation

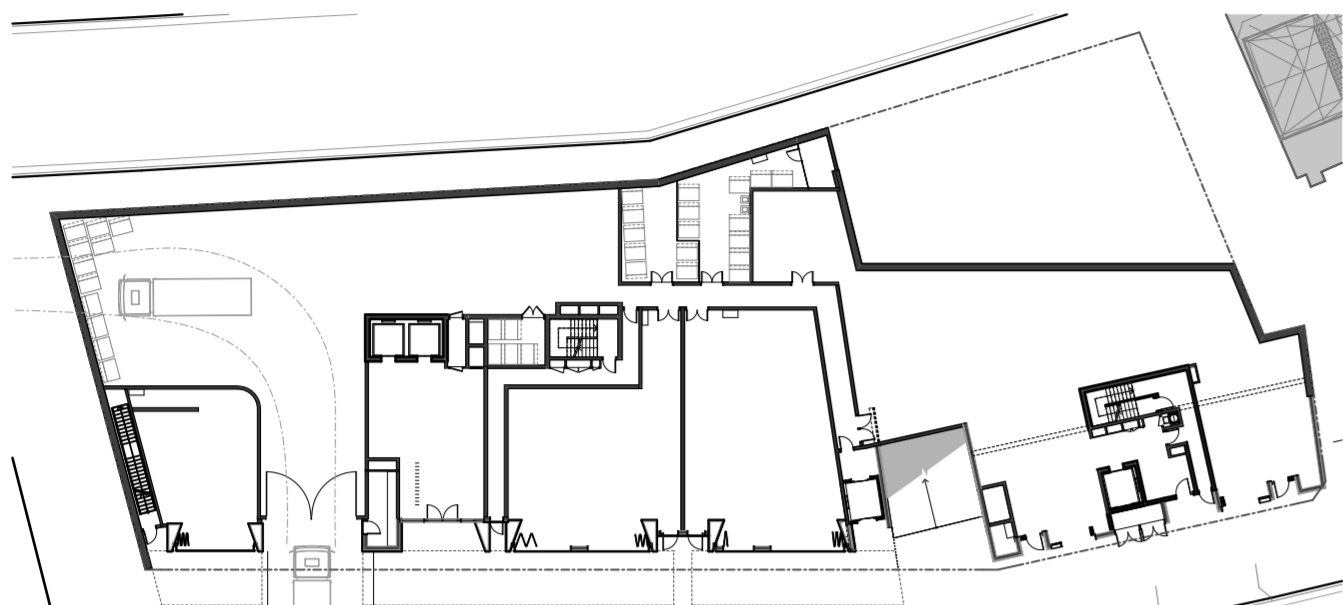
**Response**  
29 Apartments achieve compliance as per the apartment design guide's (ADG) definition of natural cross ventilation. 5 Apartments achieve cross ventilation as detailed in qualitative assessments undertaken by ARUP. Refer to all additional information prepared by ARUP.

**Complies? Yes**

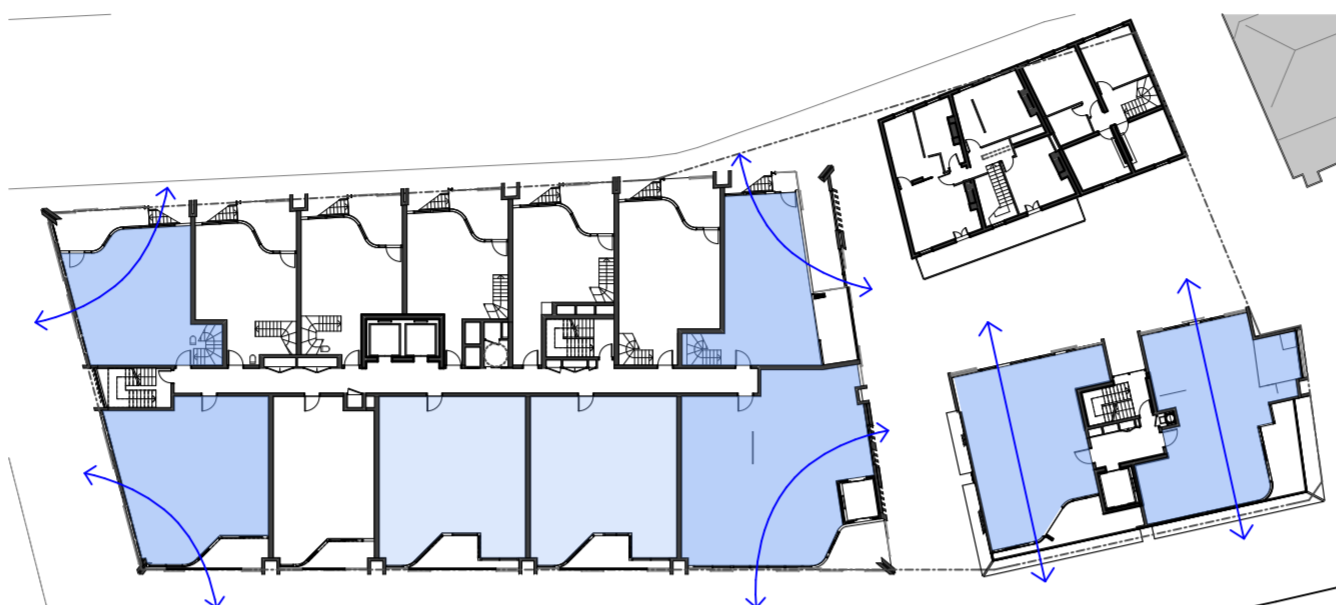
**GENERAL NOTES**  
 ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK  
 ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'  
 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

## LEGEND

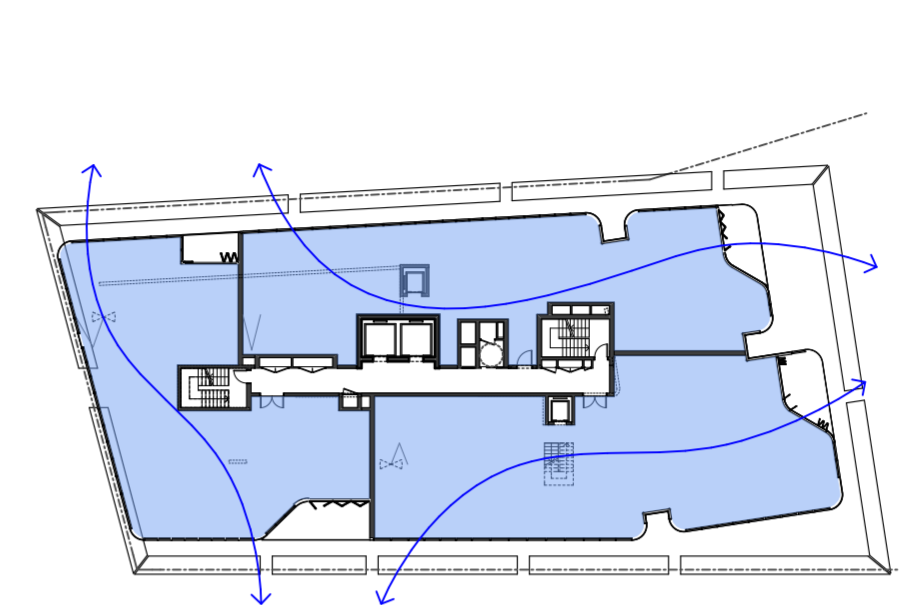
- ACHIEVING NATURAL VENTILATION ADHERING TO ADG DEFINITION
- ACHIEVING NATURAL VENTILATION REFER TO REPORT BY ARUP



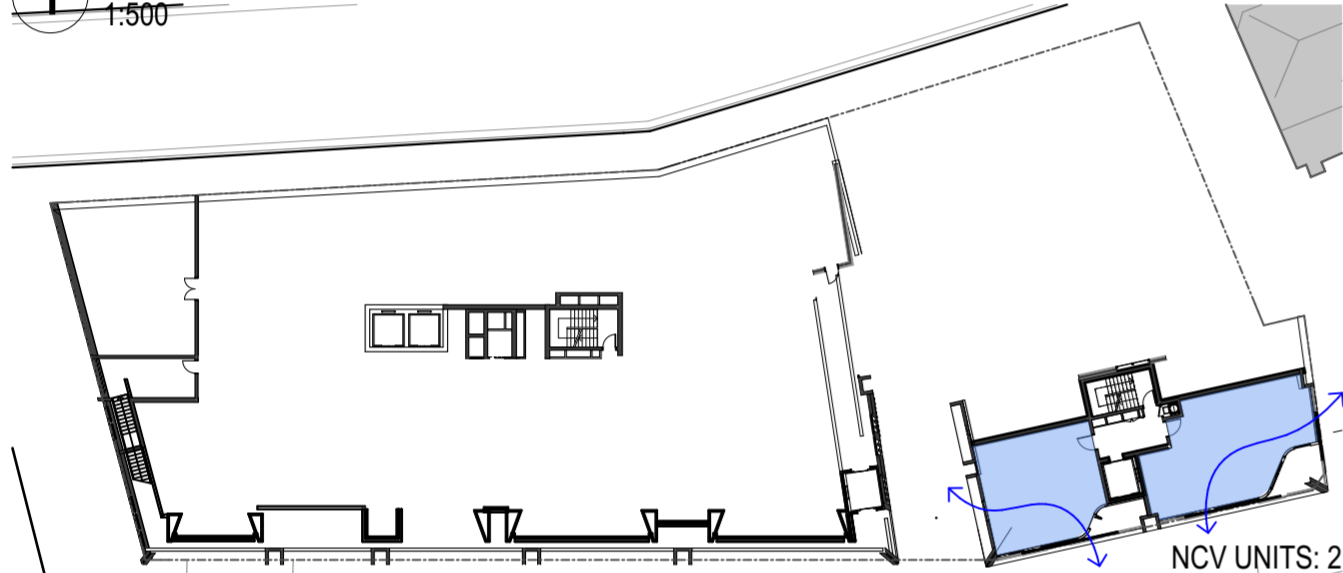
**1** PLAN Ground Floor  
1:500 NCV UNITS: N/A



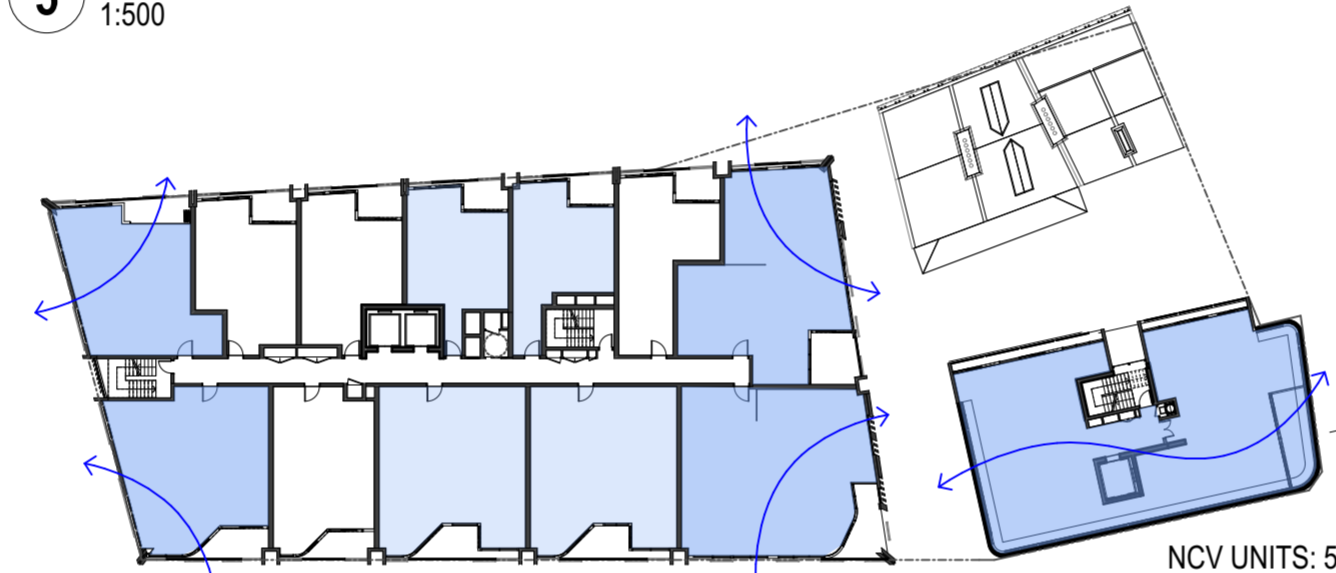
**5** PLAN Level 3  
1:500 NCV UNITS: 11



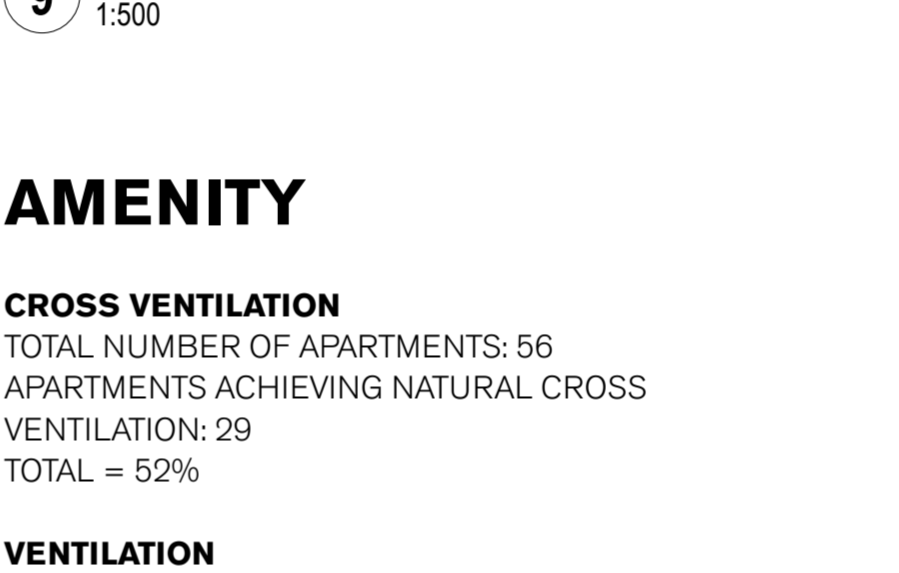
**9** PLAN Level 7  
1:500 NCV UNITS: 3



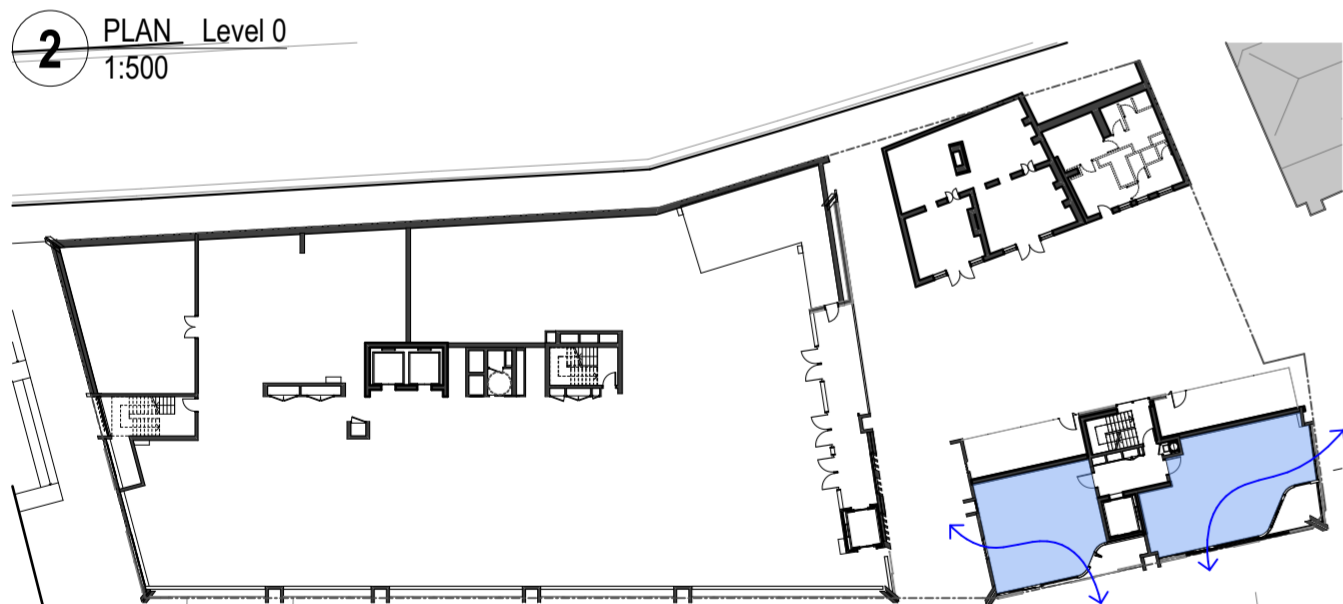
**2** PLAN Level 0  
1:500 NCV UNITS: 2



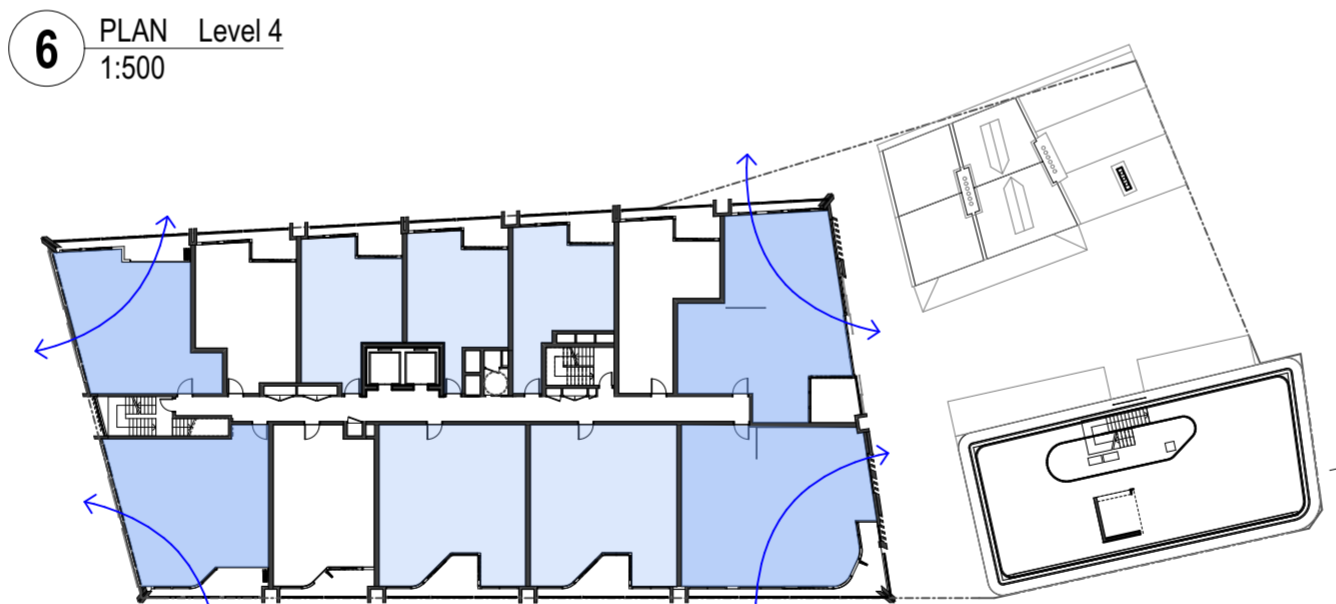
**6** PLAN Level 4  
1:500 NCV UNITS: 5



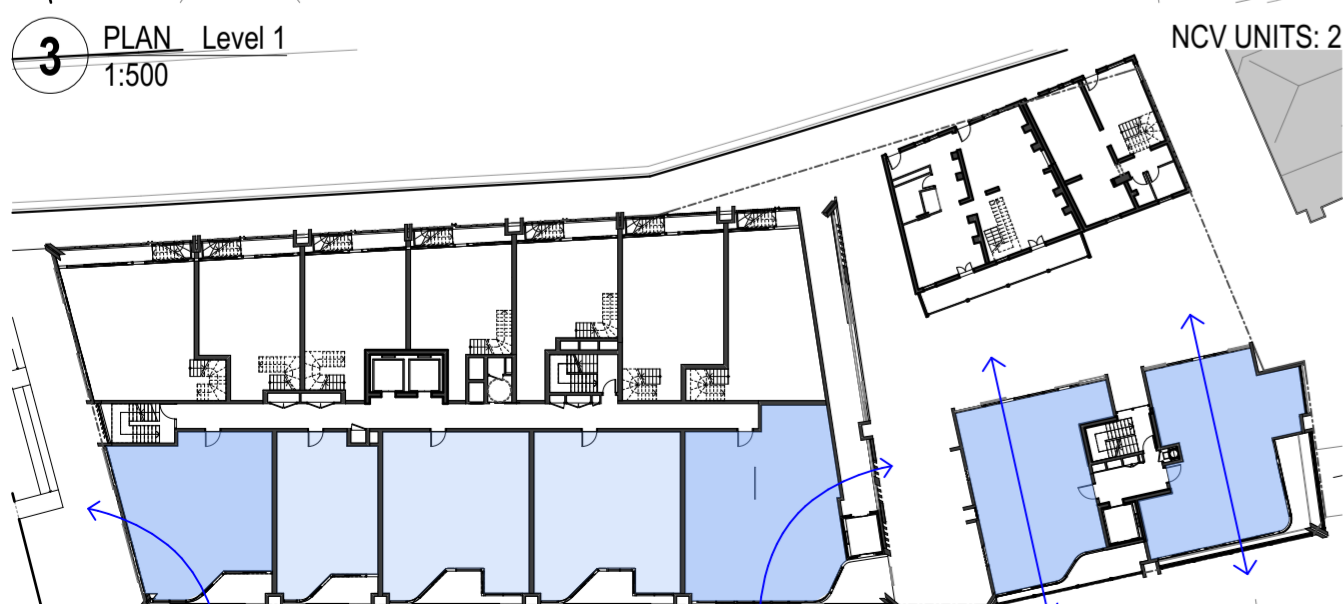
**7** PLAN Level 5  
1:500 NCV UNITS: 4



**3** PLAN Level 1  
1:500 NCV UNITS: 2



**8** PLAN Level 6  
1:500 NCV UNITS: 3



**4** PLAN Level 2  
1:500 NCV UNITS: 4

## AMENITY

### CROSS VENTILATION

TOTAL NUMBER OF APARTMENTS: 56  
 APARTMENTS ACHIEVING NATURAL CROSS VENTILATION: 29  
 TOTAL = 52%

### VENTILATION

TOTAL NUMBER OF APARTMENTS: 56  
 APARTMENTS ACHIEVING VENTILATION: 43  
 TOTAL = 77%

### SOLAR ACCESS 9am-3pm

TOTAL NUMBER OF APARTMENTS: 56  
 APARTMENTS ACHIEVING 2 HOURS SOLAR ACCESS: 39  
 TOTAL = 70%

### SOLAR ACCESS 8am-3pm

TOTAL NUMBER OF APARTMENTS: 56  
 APARTMENTS ACHIEVING 2 HOURS SOLAR ACCESS: 54  
 TOTAL = 96%

### SOLAR ACCESS 7am-3pm

TOTAL NUMBER OF APARTMENTS: 56  
 APARTMENTS ACHIEVING 2 HOURS SOLAR ACCESS: 56  
 TOTAL = 100%

**THE PROPOSED BUILDING ACHIEVES FULL COMPLIANCE WITH ADG OBJECTIVES AND PROVIDES AMENITY BEYOND THE MINIMUM REQUIREMENTS**

## COMPLIANCE

29 APARTMENTS ACHIEVE ADG COMPLIANCE

14 APARTMENTS ACHIEVE NATURAL VENTILATION AS DETAILED IN REPORT BY ARUP

TOTAL: 43 OUT OF 56 APARTMENTS = 77%

REVISION	DATE	DESCRIPTION	BY



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  
 ITEM 1.3(a)**

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	18/10/2017	REVISION	011

**For Review**