

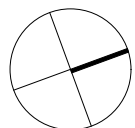
ITEM 1.7 (a)

Issue/ Objection:
Common Circulation and Spaces

Description:
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.

ADG Objective:
Objective 4E-1

Response
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**



0

2

5

10m

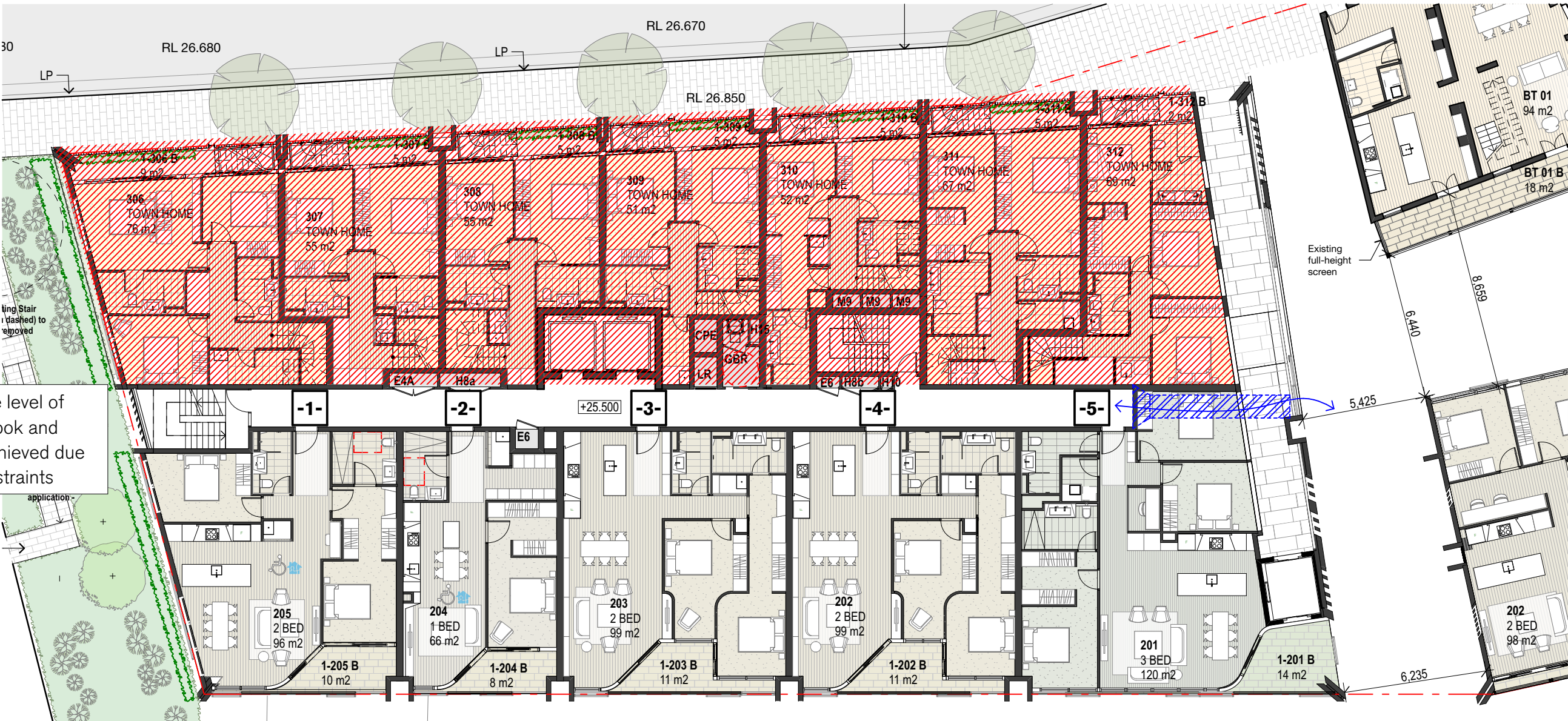
GENERAL NOTES

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



1 PLAN Level 2
1:200

Entrances to APT 206-312 are accessed directly from Gloucester Street and provide an active street frontage to Gloucester Street. Central corridor used for access access to basement only.

APARTMENTS PER CORE AT LEVEL 2 = 5

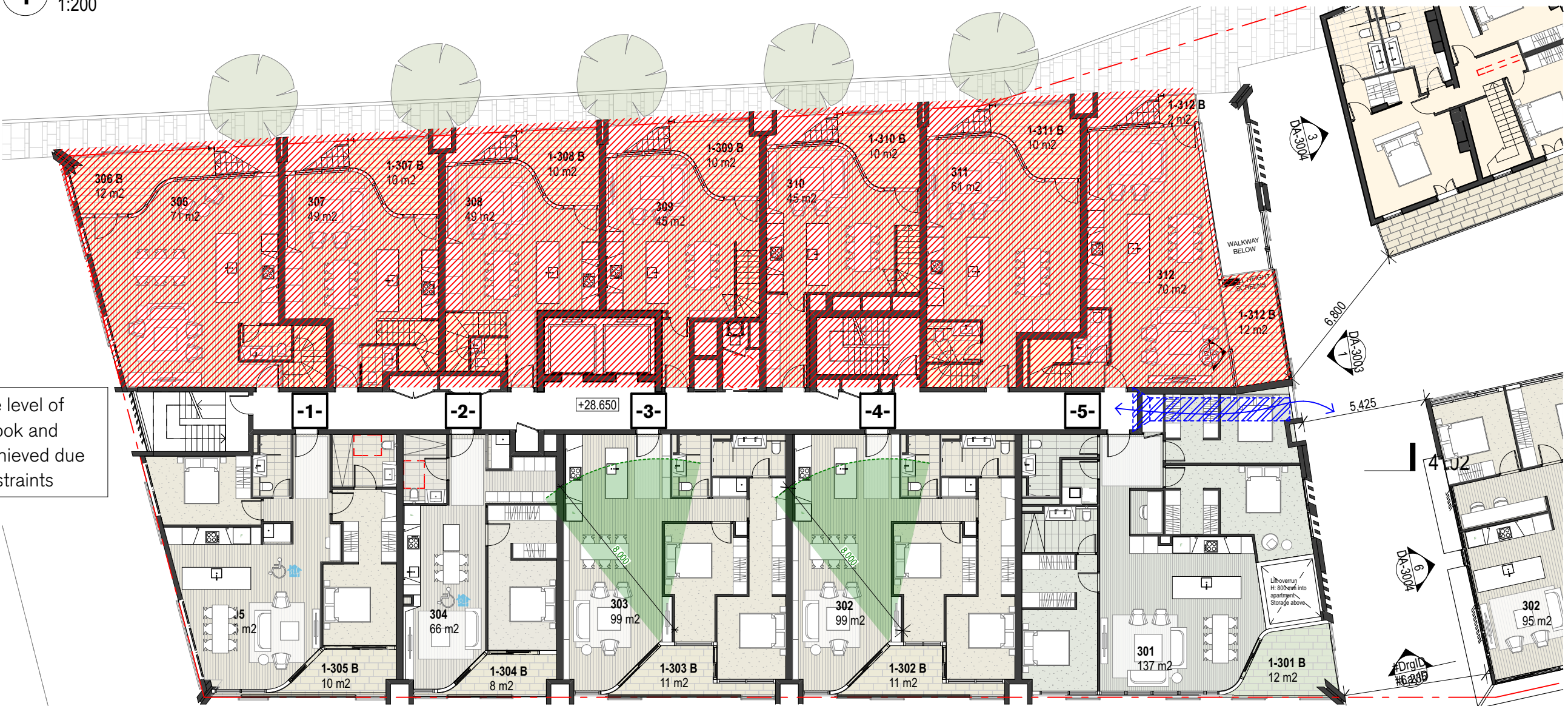
Plenum to promote cross ventilation and further increase amenity of the corridor

APARTMENTS PER CORRIDOR

	BLDG 1		BLDG 2	
LEVEL 0	-		2	✓
LEVEL 1	-		2	✓
LEVEL 2	5	✓	2	✓
LEVEL 3	5	✓	2	✓
LEVEL 4	12	x	1	✓
LEVEL 5	12	x	-	
LEVEL 6	3	✓	-	
LEVEL 7	3	✓	-	

APARTMENTS PER CORRIDOR

Only 12 (more than 8) apartments are proposed across 2 of 11 corridors (18%)
82% of have less than 5 apartments per core and this is generally less than 3.



2 PLAN Level 3
1:200

Entrances to APT 206-312 are accessed directly from Gloucester Street and provide an active street frontage to Gloucester Street. Central corridor used for access access to basement only.

APARTMENTS PER CORE AT LEVEL 3 = 5

Plenum to promote cross ventilation and further increase amenity of the corridor

REVISION	DATE	DESCRIPTION	BY



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

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

RESPONSE TO DoPE
ITEM 1.7 (a)

SCALE	1:200 @ A2	PROJECT CODE
DATE	18/10/2017	GA85H
SHEET NO.	020	REVISION

For Review