

ITEM 1.8 (a)

Issue/ Objection:
Common Circulation and Spaces

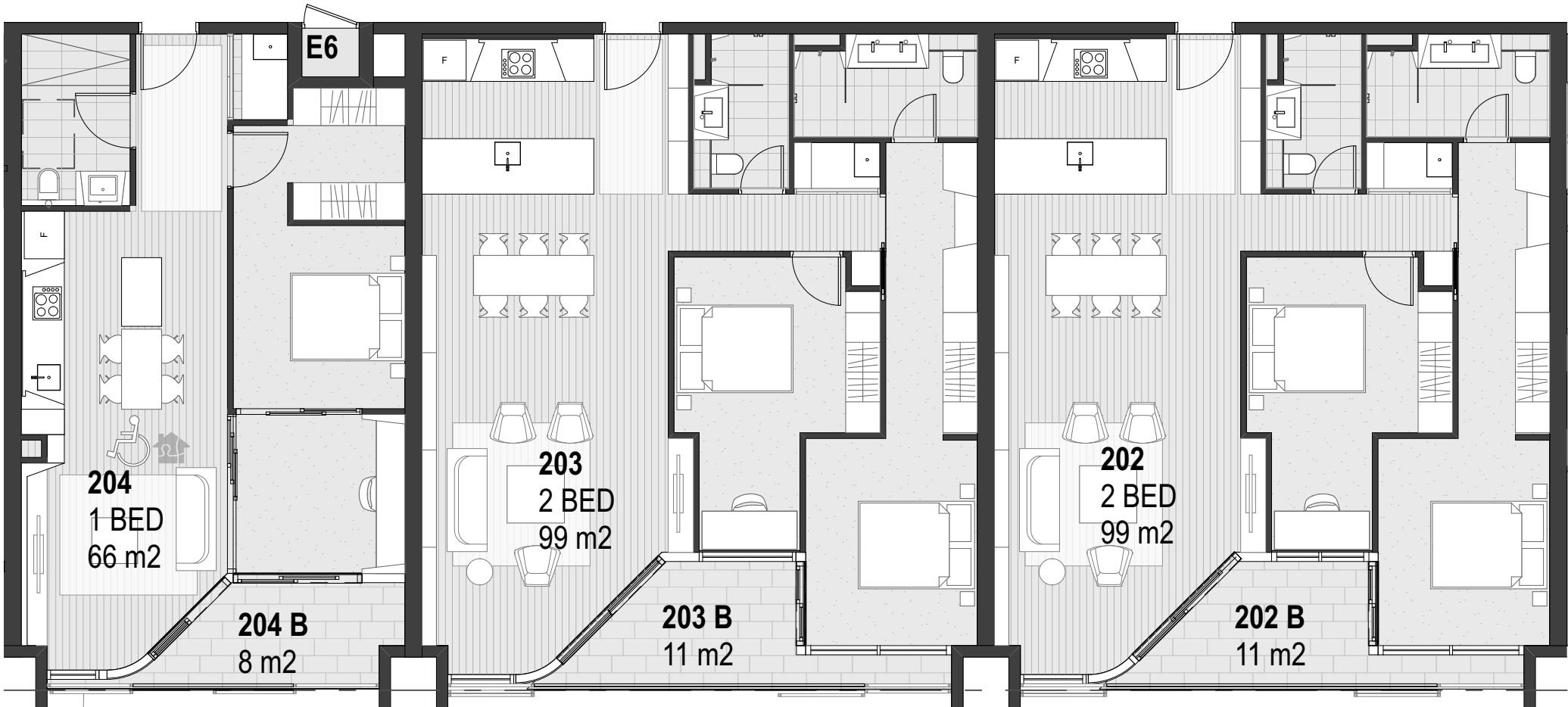
Description:
The Department's overall analysis indicates units 202, 203 and 204 (and identical units on the levels above) may not benefit from a satisfactory level of amenity due to a combination of variations to the Apartment Design Guide design criteria including solar access, cross ventilation, unit 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.

ADG Objective:

Response
Full consideration for the design of the apartments and the development as a whole have seen a change as response to the points raised by the department. See the above points as evidence of design changes and justification for all point raised.
Complies? Yes

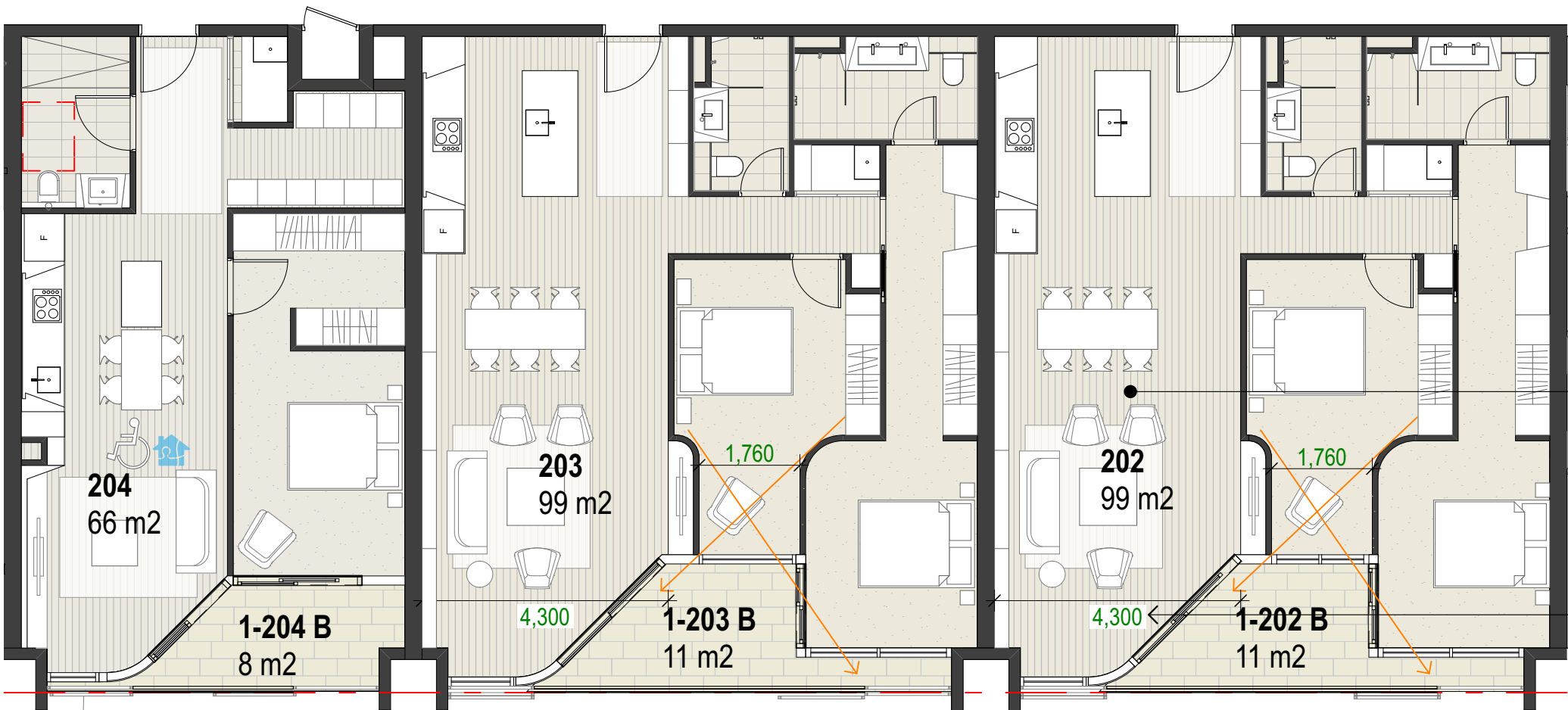
GENERAL NOTES
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
◦ CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE
PROCEEDING WITH THE WORK
◦ ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
◦ DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND



APT 202,203,204 (and above) - AS SUBMITTED

1 PLAN Level 2
1:100



APT 202,203,204 (and above) - REVISED

2 PLAN Level 2
1:100

Amenity

Internal Area of Apartments

- The internal area of apartments 202, 203 and 204 (and identical units above) are larger than that of the required minimum set out in the ADG (50 sqm for one bedroom and 75 sqm for two bedroom units. Therefore 202 and 203 (and identical units above are more representative of a three bedroom apartment than a two bedroom in terms of internal area.

- Furthermore, apartment 204 (and identical units above) take into consideration the needs for adaptability for accessible future residents.

- Promotes silver level housing through compliance of liveable housing guidelines.

Minimum Dimensions of Living Areas
202, 203, and identical units above

- The width of the apartment is wider than ADG requirements providing 4.3m instead of the minimum 4m.

- Rotation of the kitchen will not achieve a greater amenity and will create a layout that is awkward and less usable than the current layout.

- Zoning of the apartment is logical and provides a high level of light amenity. Refer to next page for details.

Opening in an External Wall to a Habitable Room
Unit 204 and identical units above

- The apartment has been amended to ensure that the bedroom receives natural daylight and air from a window in an external wall.

Storage

- The apartments yield a large amount of storage for the residents.

Logical open plan living acheives the objectives of Exceeds
ADG Objective 4D-3: Apartment layout allows flexibility over
time for both current and future residents.

Exceeds ADG Objective 4D-3 - Living rooms or
combined living/dining rooms have a minimum width of:
▪ 3.6m for studio and 1 bedroom apartments
▪ 4m for 2 and 3 bedroom apartments
- The width of the apartment is wider than ADG
requirements, Providing 4.3m instead of the minimum 4m.

REVISION	DATE	DESCRIPTION	BY



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PROJECT

**85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS**

TITLE

**RESPONSE TO DoPE
ITEM 1.8 (a)**

SCALE	1:200 @ A2	PROJECT CODE
DATE	18/10/2017	GA85H
SHEET NO.	022	REVISION

For Review