

ITEM 1.8 (b)

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, 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

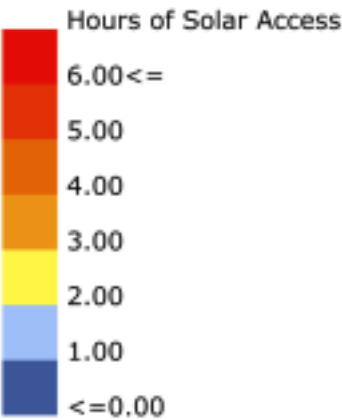
GENERAL NOTES
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

Analysis 7am-3pm

- Apartment receiving atleast **2 hours** solar access in midwinter
- Apartment NOT receiving atleast **2 Hours** solar access in midwinter

Heat Map Legend



Amenity of Units 202, 203, 204 (and identical units above)

Solar Access
- Apartments 202, 203 and 204 (and identical units above) are receiving solar access between the hours of 7am - 3pm in mid-winter (June 21st)

REVISION	DATE	DESCRIPTION	BY

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

PROJECT

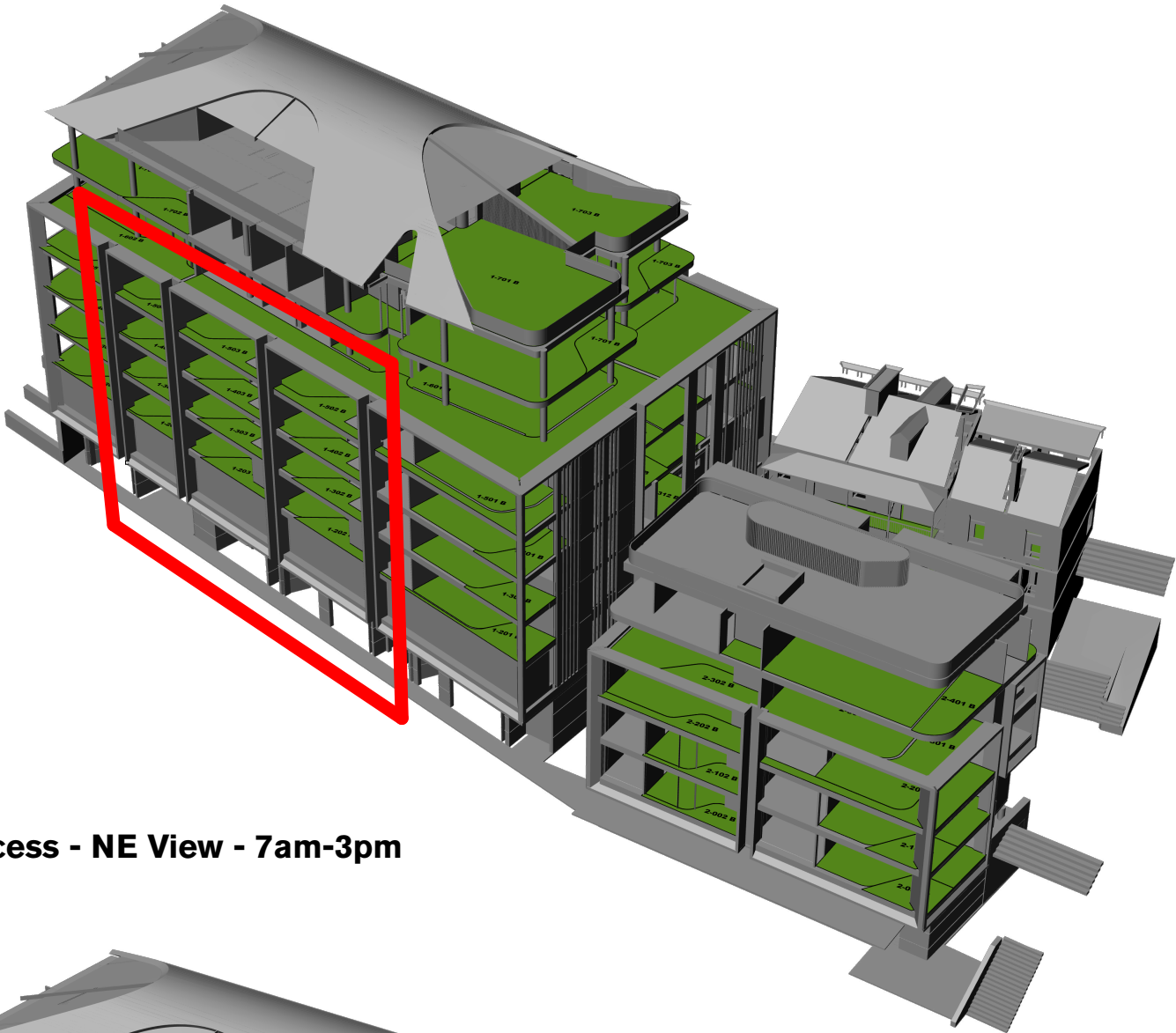
85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
**RESPONSE TO DoPE
ITEM 1.8 (b)**

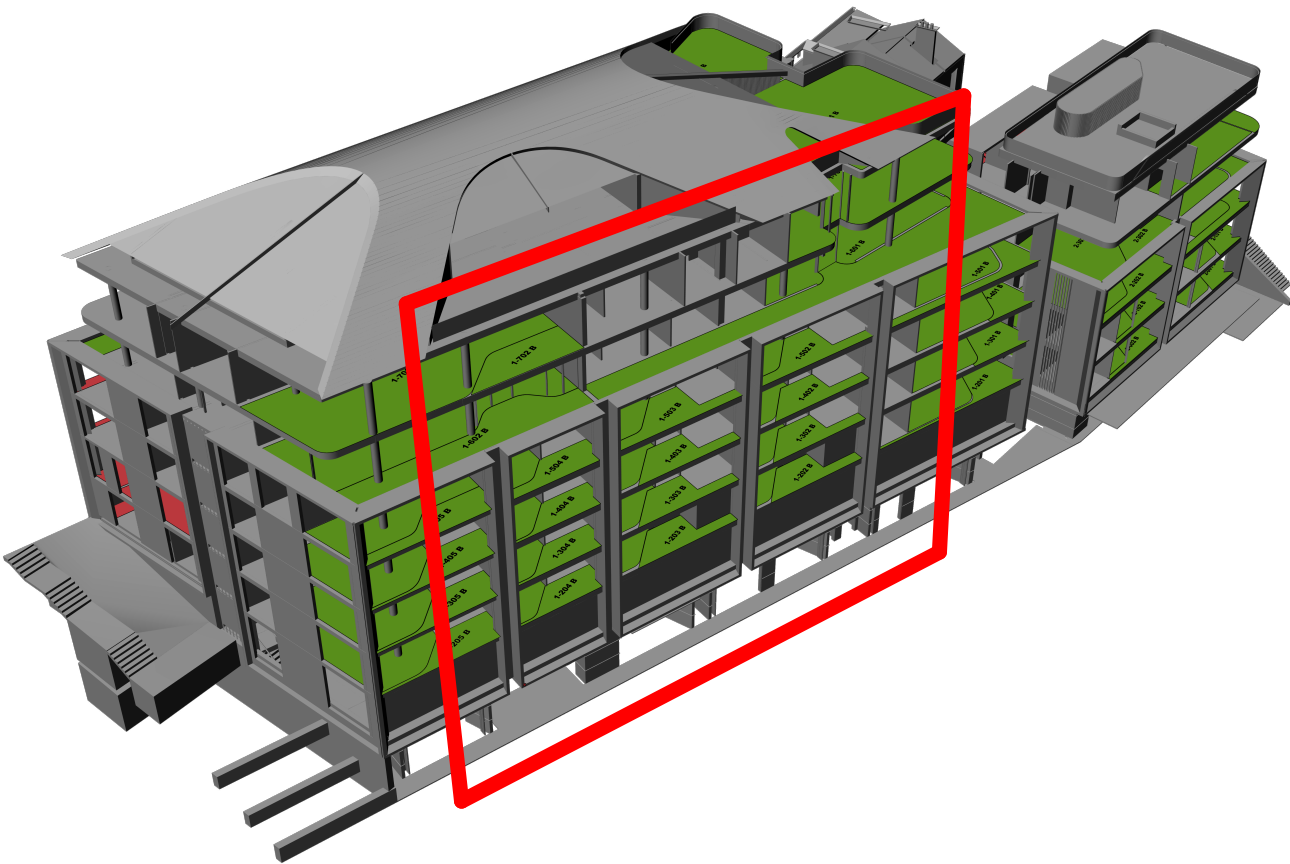
SCALE	1:200 @ A2	PROJECT CODE
DATE	18/10/2017	GA85H
SHEET NO.	023	REVISION

For Review

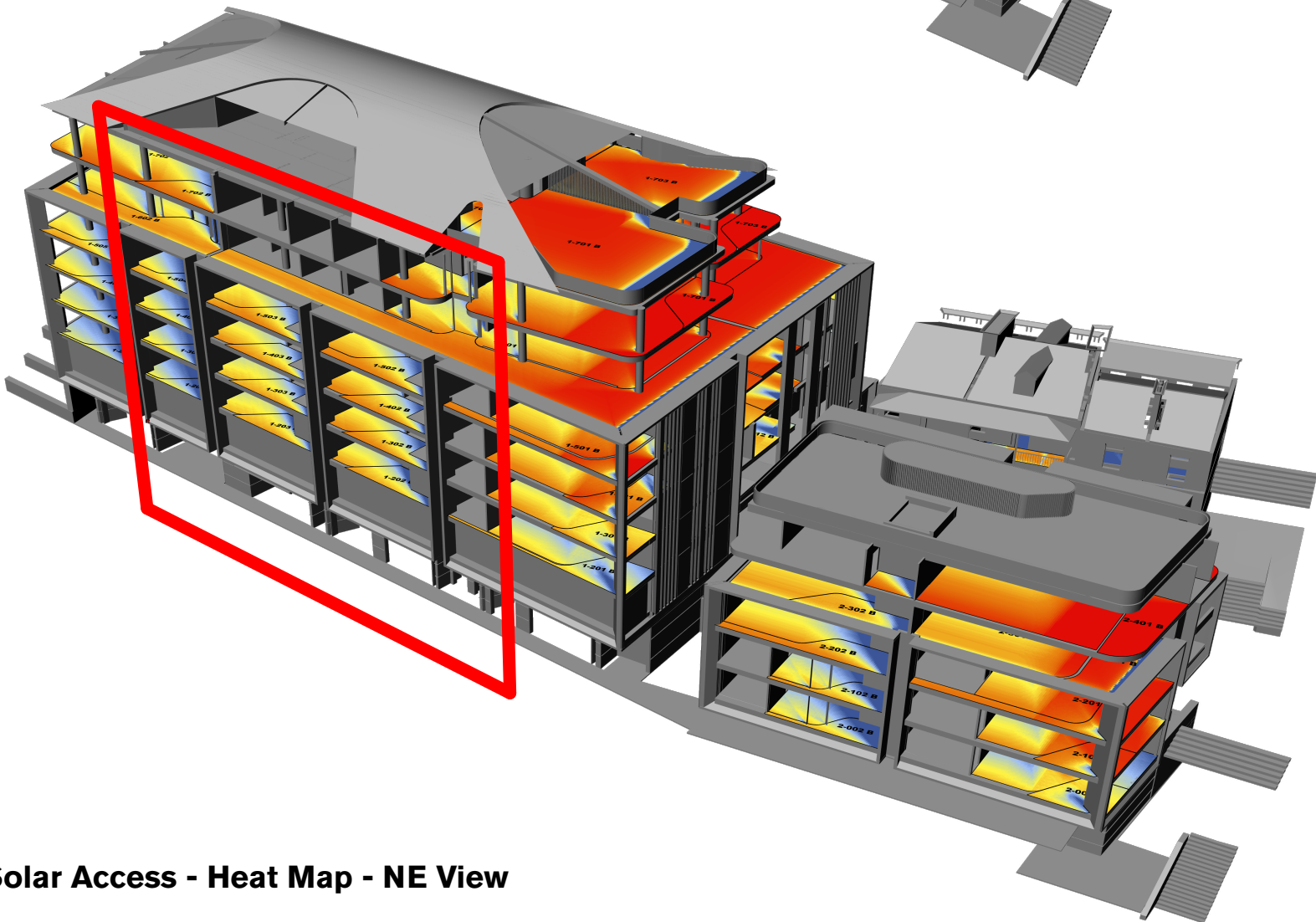
Solar Access - Apartments 202, 203, 204 (and identical units above)



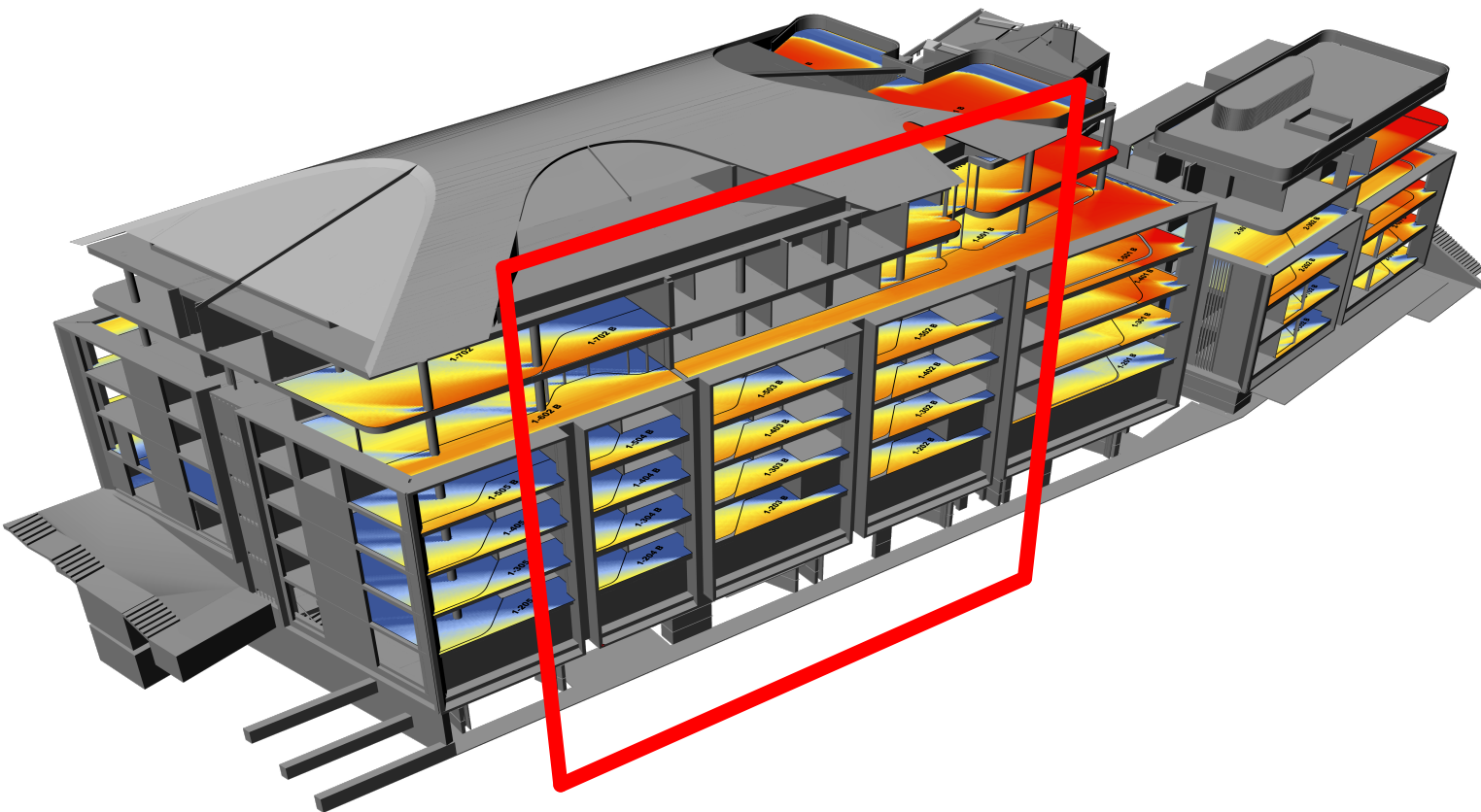
Solar Access - NE View - 7am-3pm



Solar Access - SE View - 7am-3pm



Solar Access - Heat Map - NE View



Solar Access - Heat Map - SE View