

ITEM 1.5 (c)

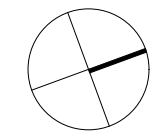
Issue/ Objection:
Apartment Size and Layout

Description:
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.

ADG Objective:
Objective 4D-1

Response
Apartment has been revised so the bedroom receives direct daylight and air from an external window.

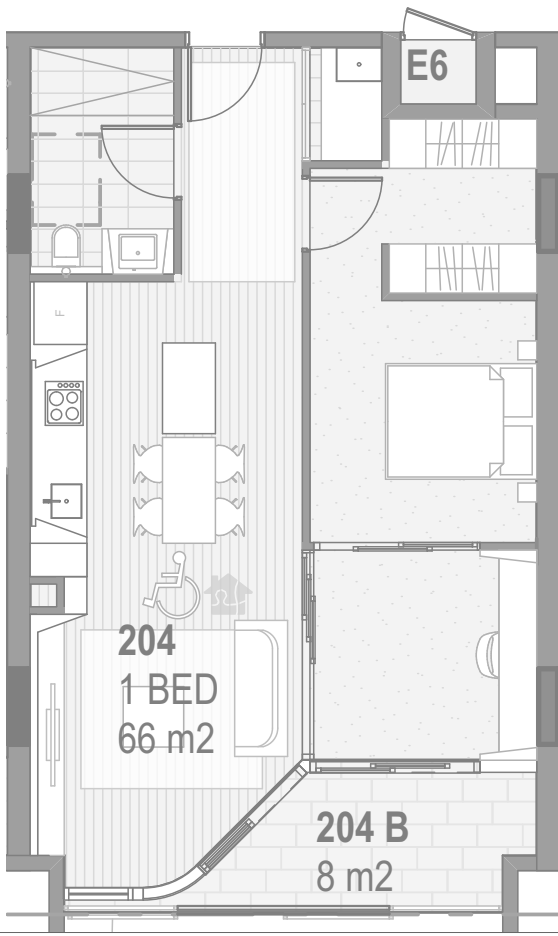
Complies? Yes



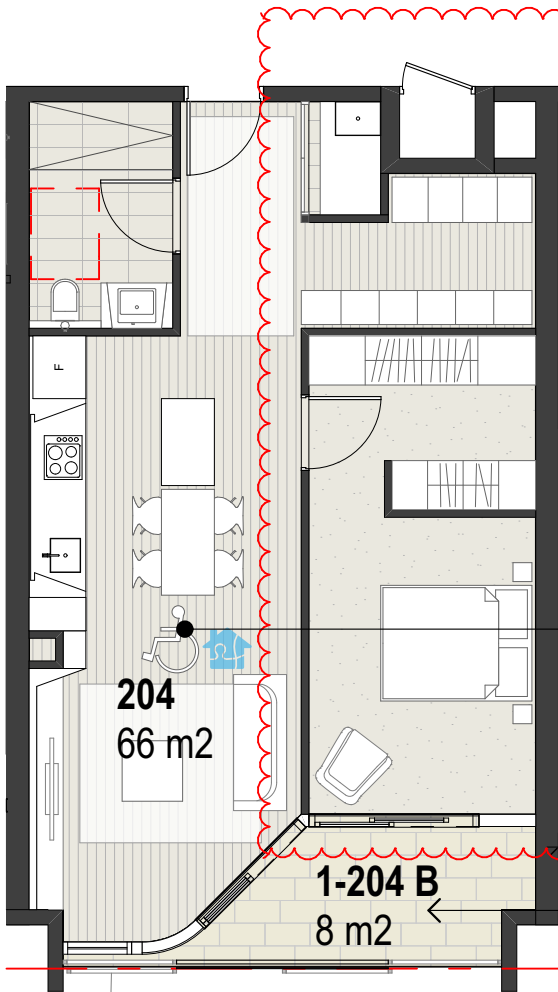
GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG 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



2 PLAN Level 2
1:100

Response:

- The apartment has been amended to ensure that the bedroom receives natural daylight and ventilation from a window in an external wall.
- The area of apartments 204 (and above) are larger than that of the required minimum.
- The apartment offers a large amount of storage for the residents.
- Take into consideration the needs for adaptability for accessible future residents.
- Promotes silver level housing through compliance of liveable housing guidelines

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

- Complies with 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

REVISION	DATE	DESCRIPTION	BY



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
ITEM 1.5 (c)**

SCALE	1:200 @ A2	PROJECT CODE
DATE	18/10/2017	GA85H
SHEET NO.	018	REVISION