

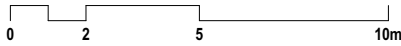
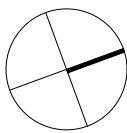
ITEM 1.5 (a)

Issue/ Objection:
Apartment Size and Layout

Description:
A number of units in Building 1 exceed the recommended maximum depth of 8m from a window namely 202, 203 (and identical units above), 412 and 512.

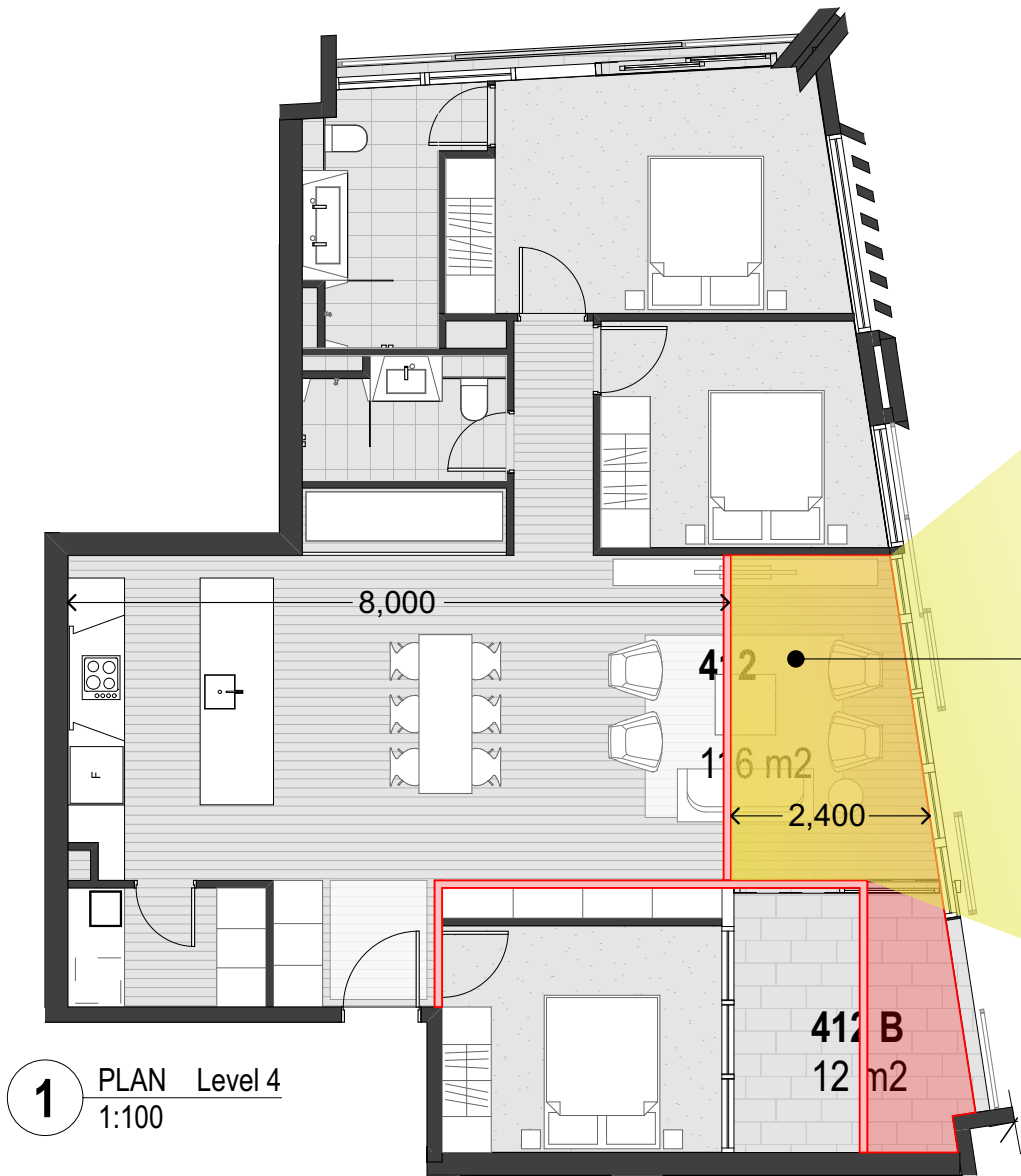
ADG Objective:
Objective 4D-2

Response
Whilst compliance can be achieved through rotating the kitchen will not achieve a greater amenity and will create a layout that is awkward and less usable than the current layout . The apartments are oversized with regard to ADG objectives and provides a living areas with a width greater than the minimum requirements. **Complies? Yes**



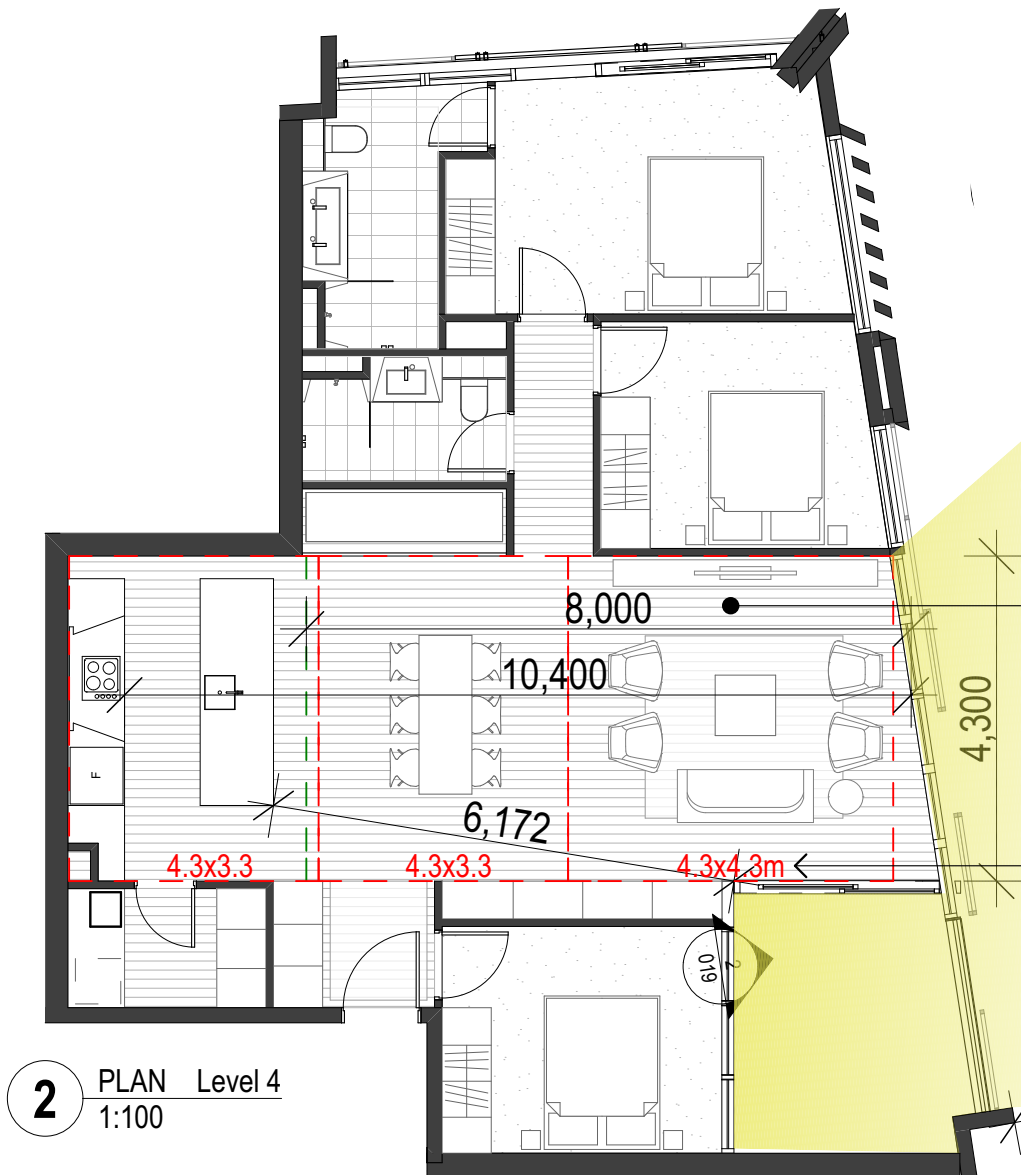
GENERAL NOTES
ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE
CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE
PROCEEDING WITH THE WORK
ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND



1 PLAN Level 4
1:100

APT 412 & 512 - AS SUBMITTED



2 PLAN Level 4
1:100

APT 412 & 512 - DIMENSIONED

Reponse:

- Both apartment 412 & 512 face north
- Side loaded balcony provide great access to sunlight
- A balcony located at the front complies with depth but reduces amenity
- No tall buildings to the north affecting solar access
- Apartment area is higher than the minimum requirements
- 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
- The width of the apartment us wider than ADG requirements, Providing 4.3m instead of the minimum 4m.

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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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 (a)

SCALE	1:200 @ A2	PROJECT CODE
DATE	18/10/2017	GA85H
SHEET NO.	016	REVISION

For Review