

ITEM 1.2 (c)

Issue/ Objection:
Solar Access

Description:
The proposal indicates 70% of units will receive at least two hours solar access in midwinter (9am to 3pm) and all units will receive at least one hour of solar access in midwinter. Please provide a solar access study demonstrating the above including consideration of the proportion/area of the living rooms and balconies receiving solar access.

ADG Objective:
Objective 4A-1

Response
The site is located in a dense, urban, city setting. The topography of the site relies upon a design response resulting in a building with a North/South orientation. As such all apartments face an East or West direction and are afforded good solar amenity. The building results in **no single aspect south facing apartments**. An extensive solar access study has been undertaken to show that 70% of units will receive atleast 2 hours solar access in midwinter (9am to 3pm)

02510m

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

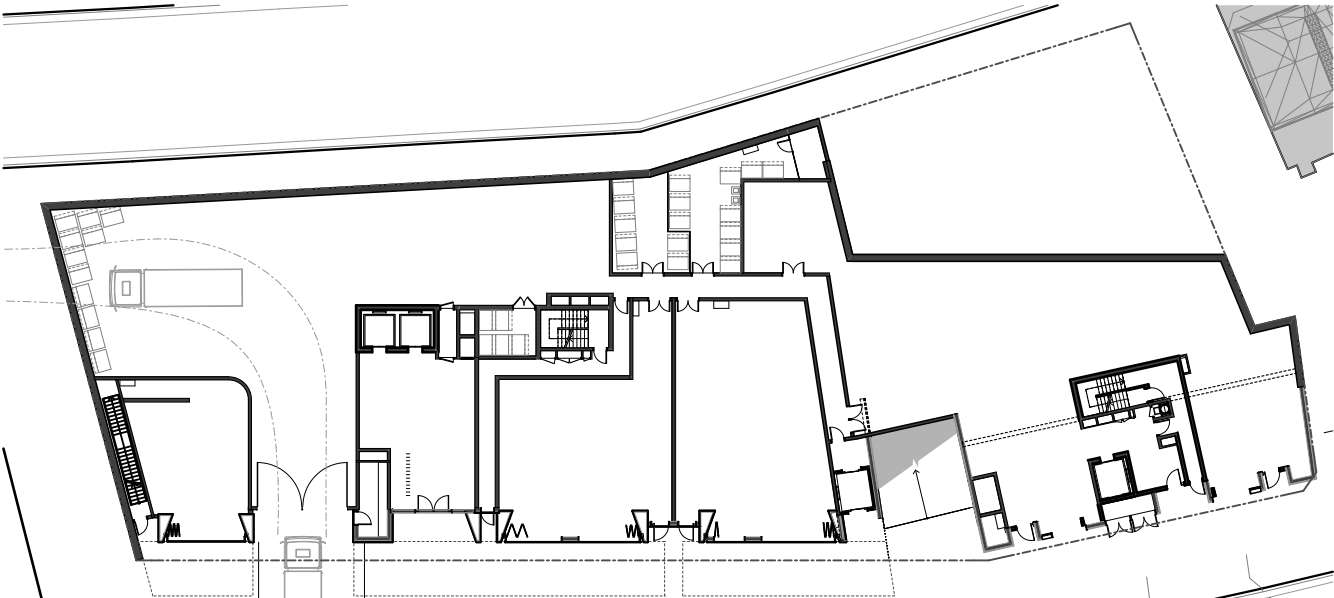
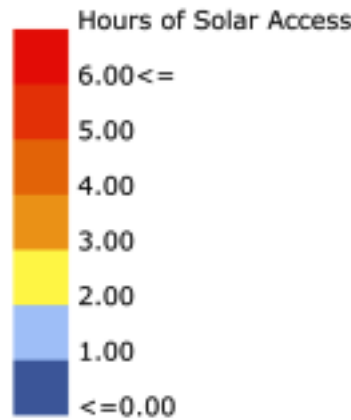
Analysis 9am-3pm

COMPLIANCE
TOTAL NUMBER OF APARTMENTS: 56

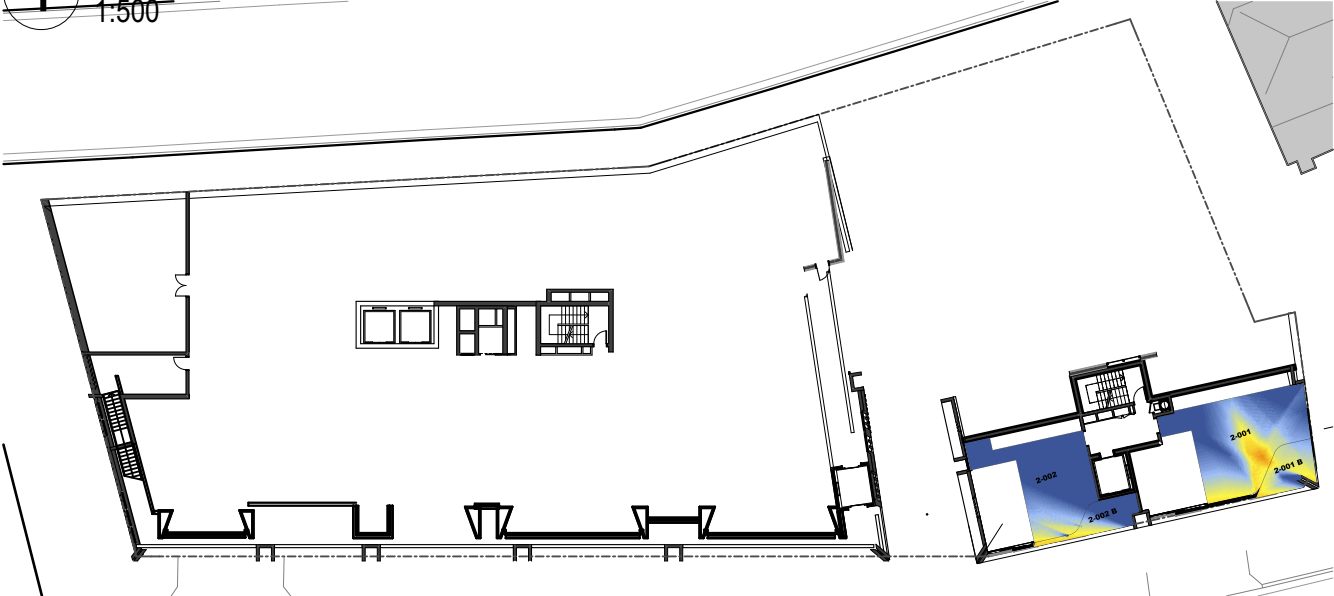
APARTMENTS ACHIEVING ADG COMPLIANCE: 39

TOTAL: 39 OUT OF 56 APARTMENTS = 70%

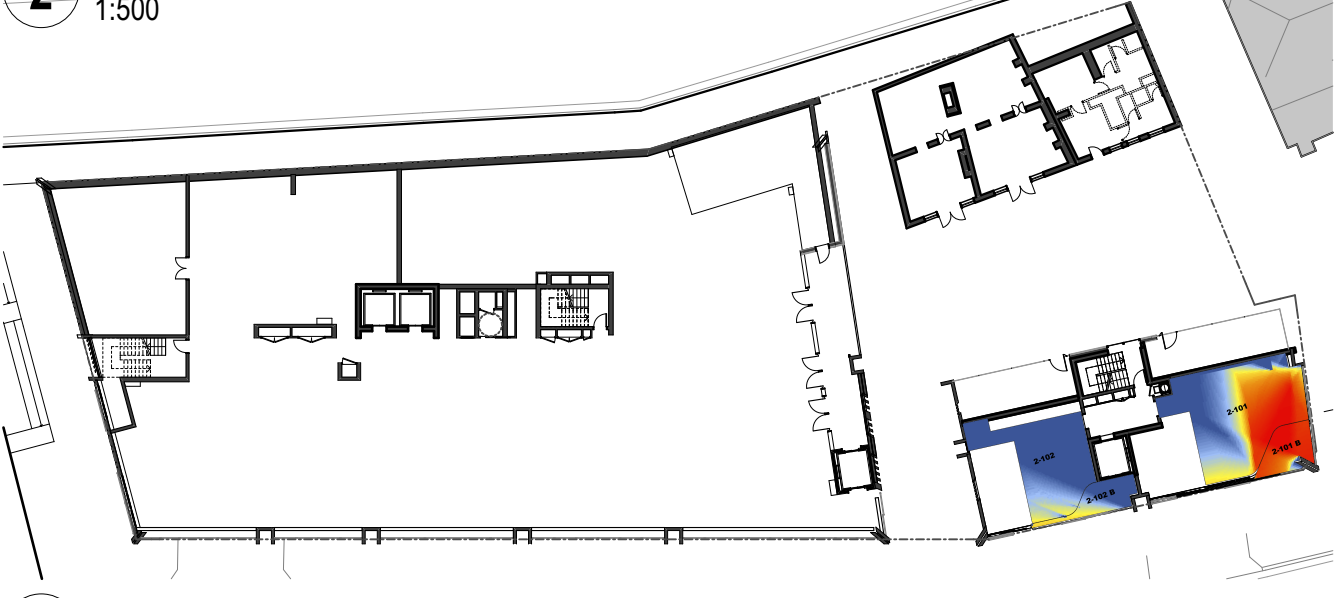
Heat Map Legend



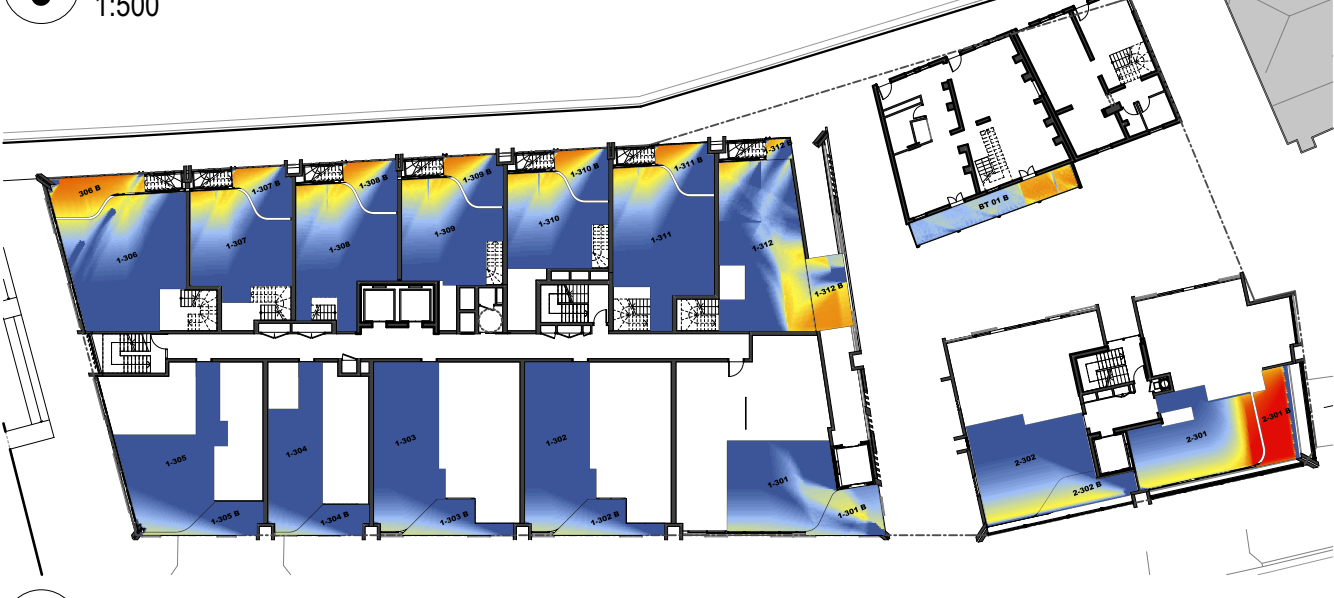
1 PLAN Ground Floor
1:500



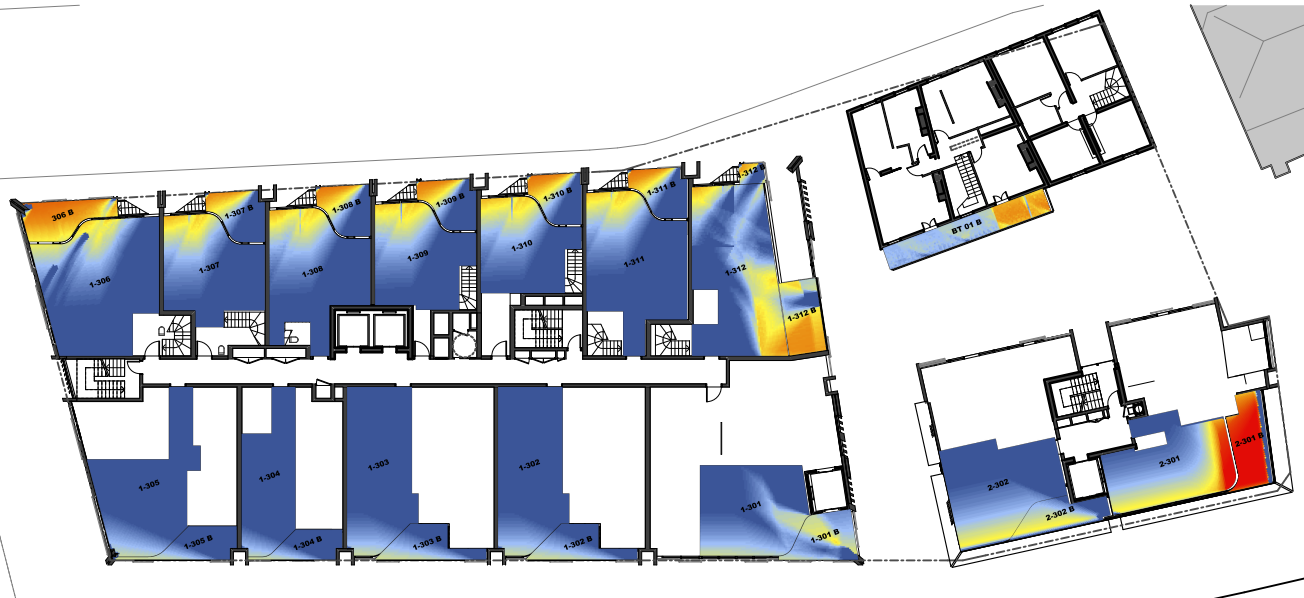
2 PLAN Level 0
1:500



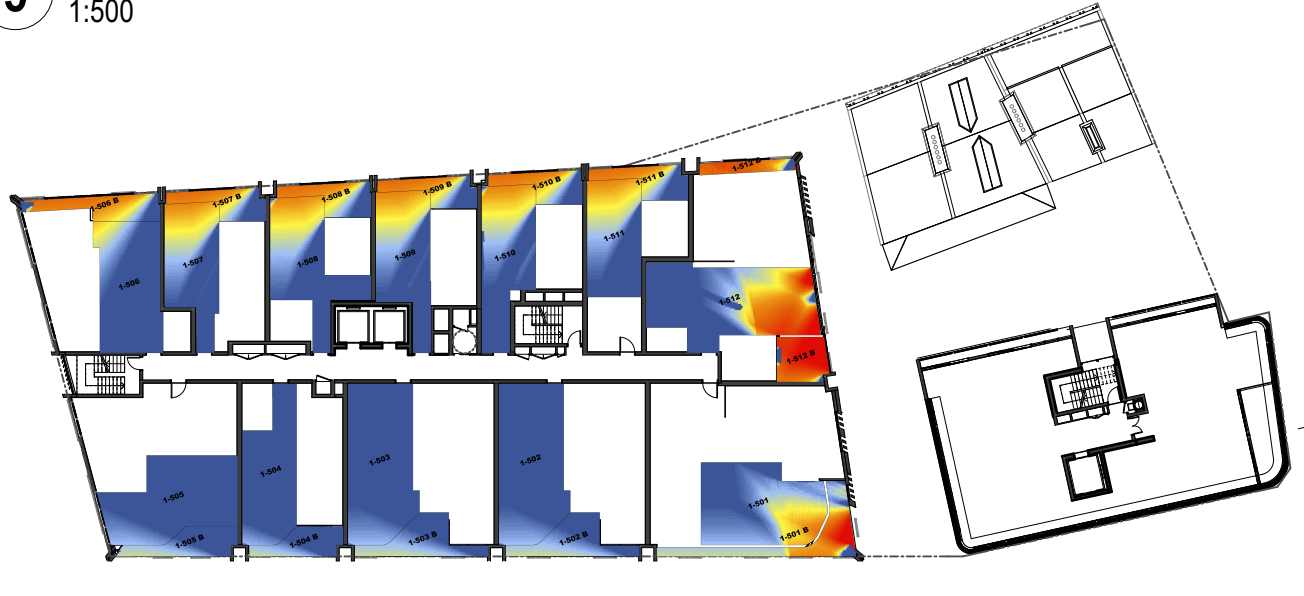
3 PLAN Level 1
1:500



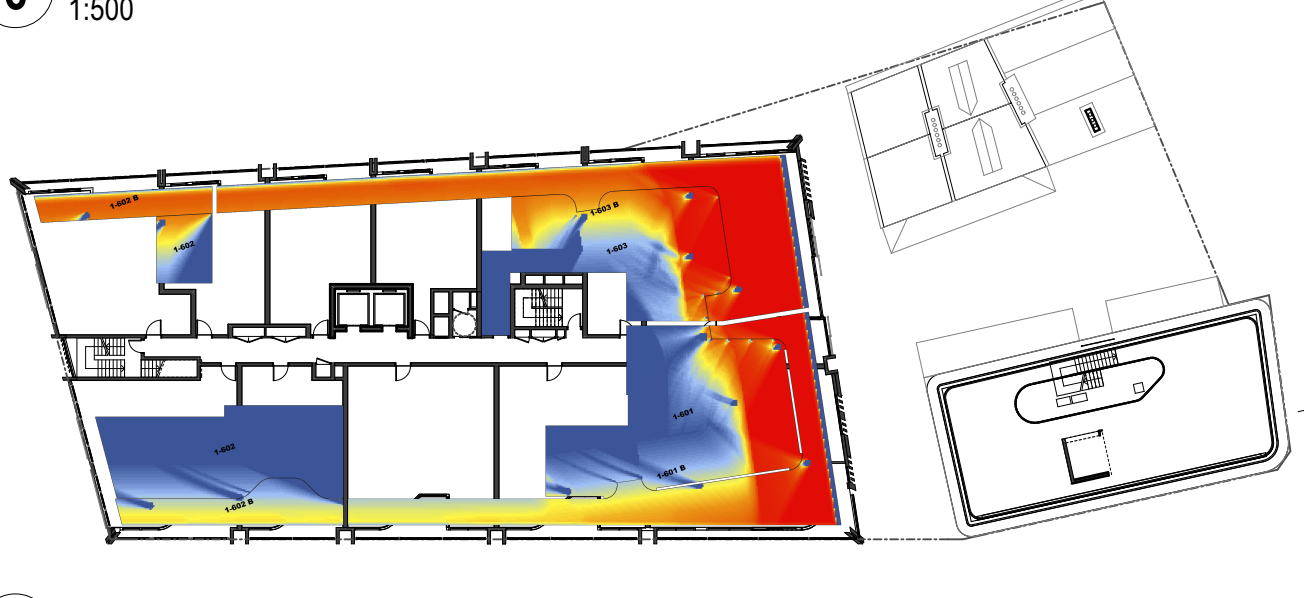
4 PLAN Level 2
1:500



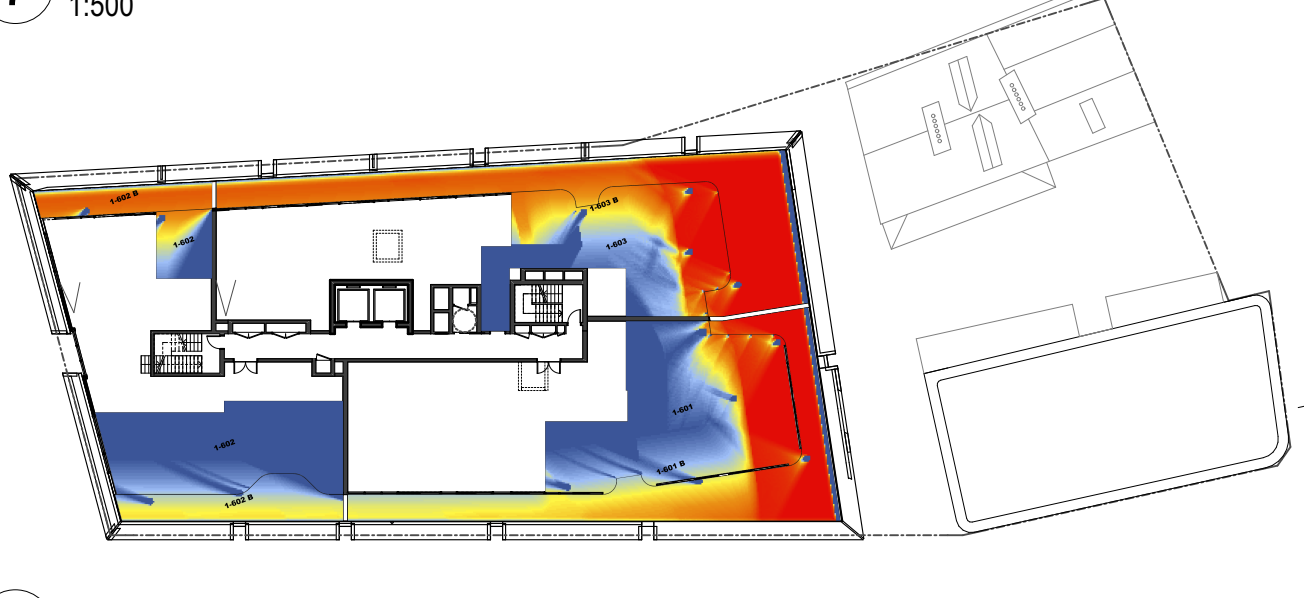
5 PLAN Level 3
1:500



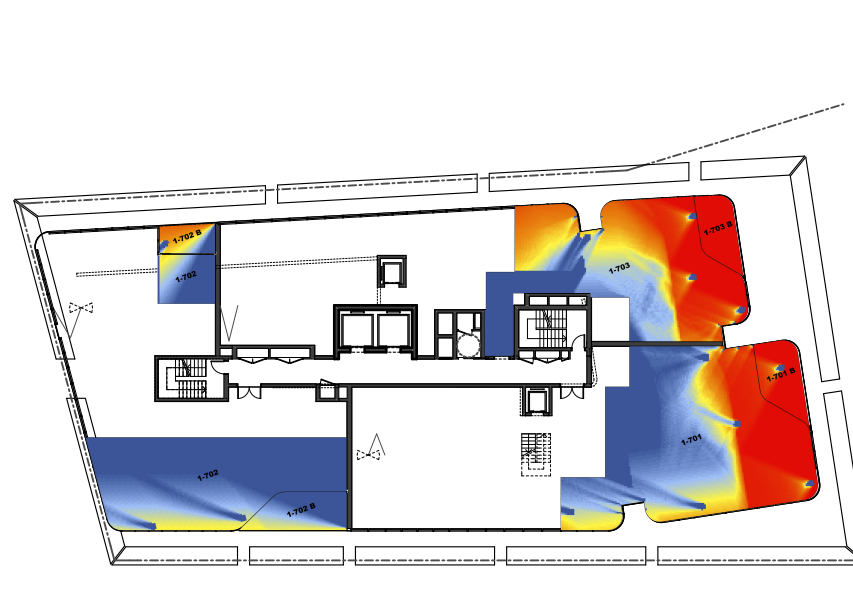
6 PLAN Level 4
1:500



7 PLAN Level 5
1:500



8 PLAN Level 6
1:500



9 PLAN Level 7
1:500



10 PLAN Level 8
1:500

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 1.2 (c)

SCALE 1:200 @ A2

DATE 12/10/2017

SHEET NO. 008

PROJECT CODE GA85H

REVISION

For Review