

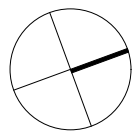
ITEM 1.2 (a)

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 at least 2 hours solar access in midwinter (9am to 3pm).



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

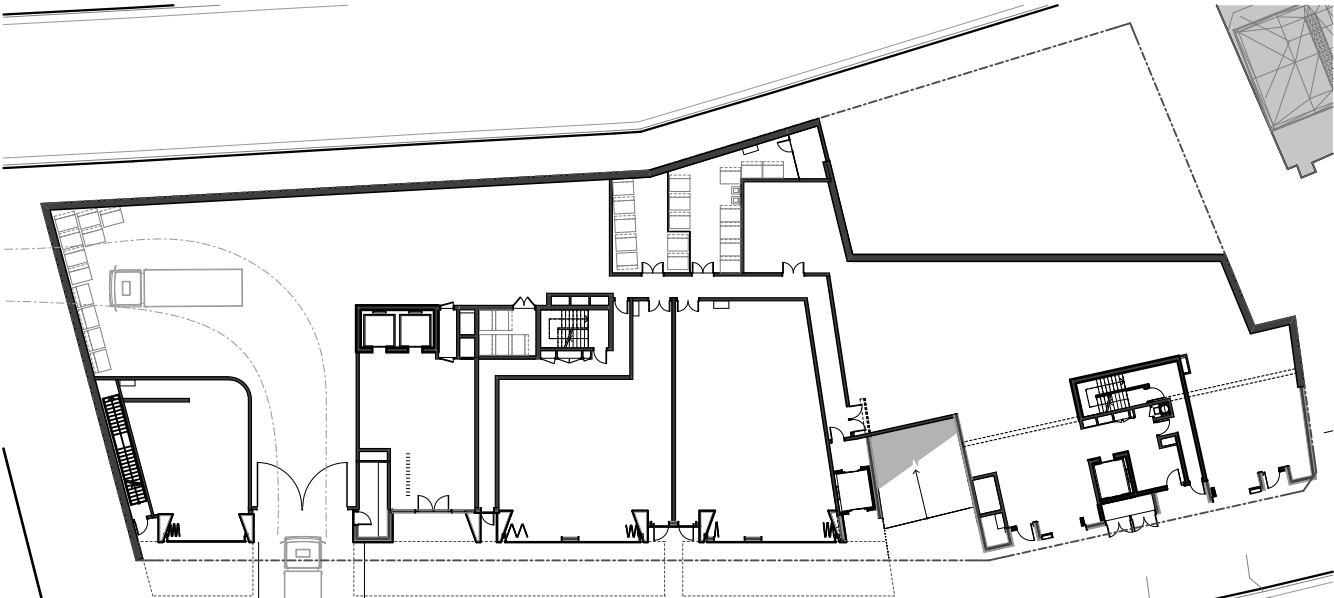
Analysis 9am-3pm

- Apartment receiving at least 2 hours solar access in midwinter (9am-3pm)
- Apartment NOT receiving at least 2 hours solar access in midwinter (9am-3pm)

COMPLIANCE
TOTAL NUMBER OF APARTMENTS: 56

APARTMENTS ACHIEVING ADG COMPLIANCE: 39

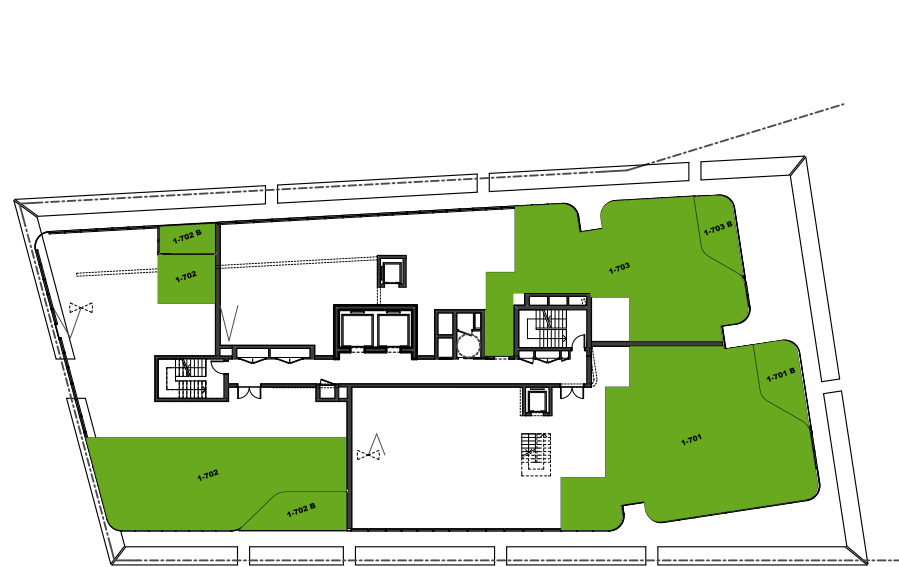
TOTAL: 39 OUT OF 56 APARTMENTS = 70%



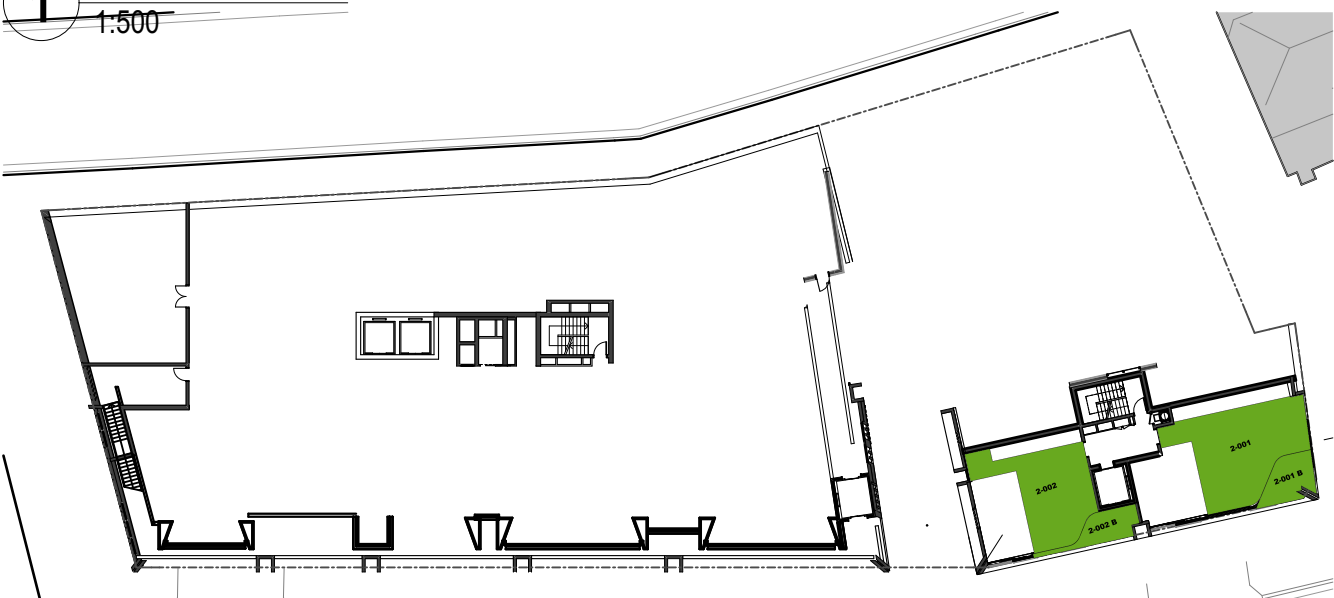
1 PLAN Ground Floor
1:500



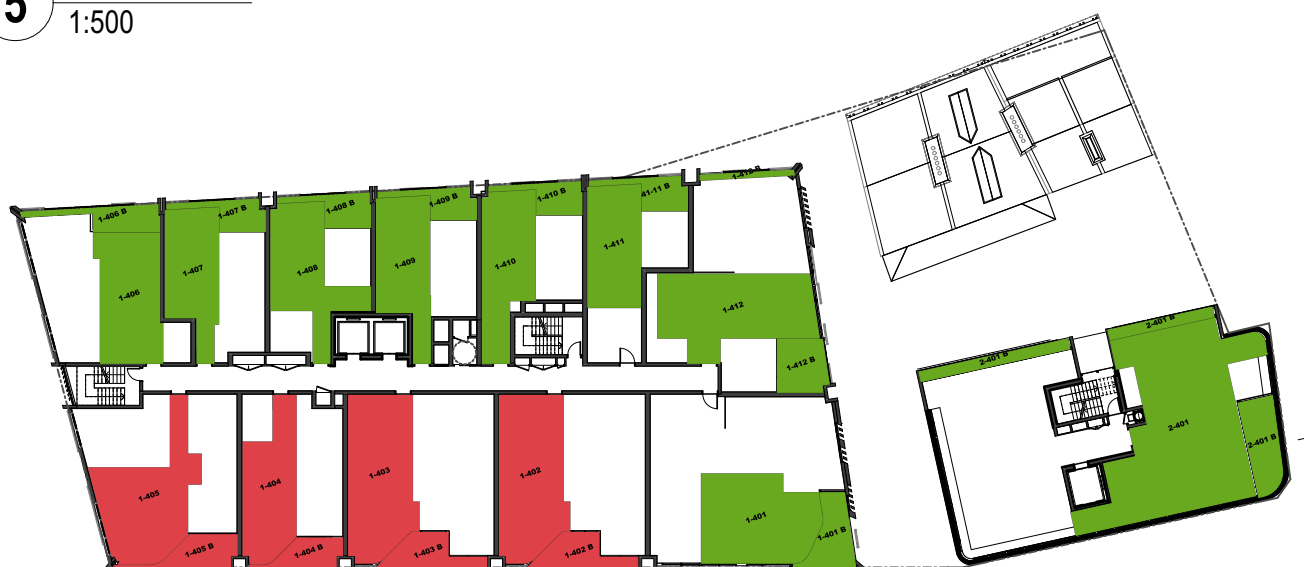
5 PLAN Level 3
1:500



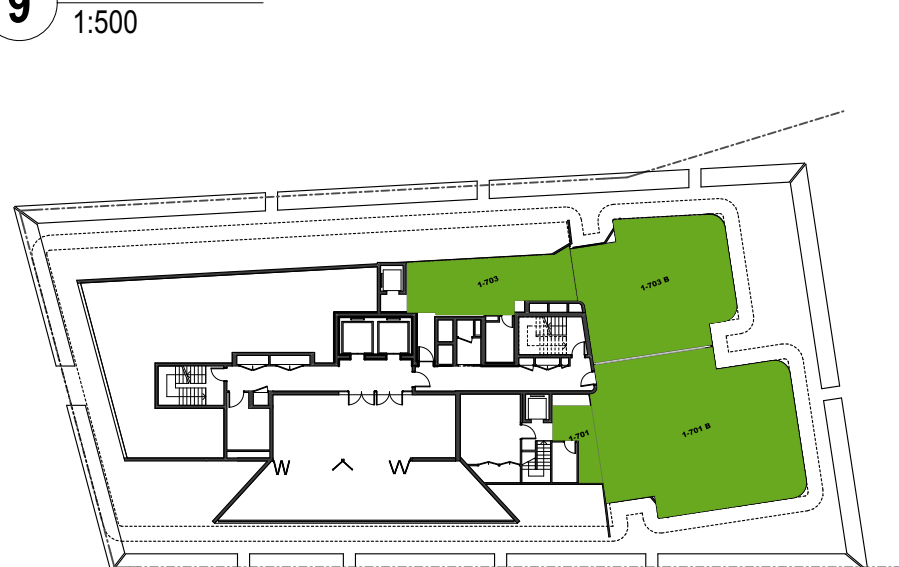
9 PLAN Level 7
1:500



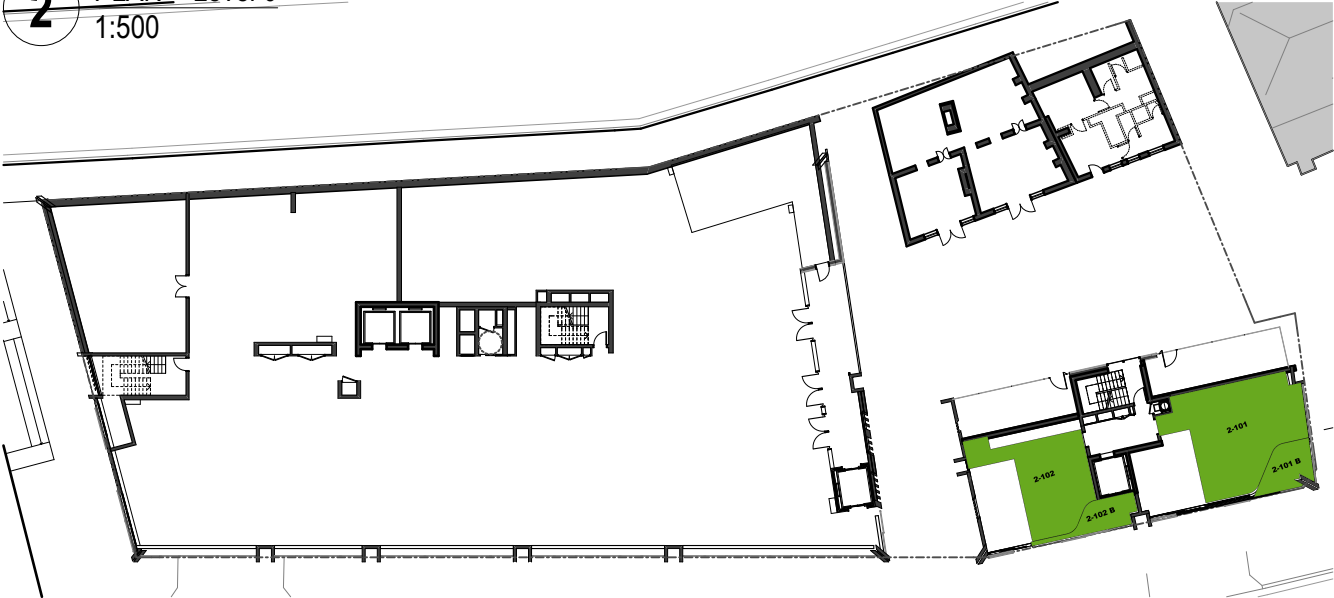
2 PLAN Level 0
1:500



6 PLAN Level 4
1:500



10 PLAN Level 8
1:500



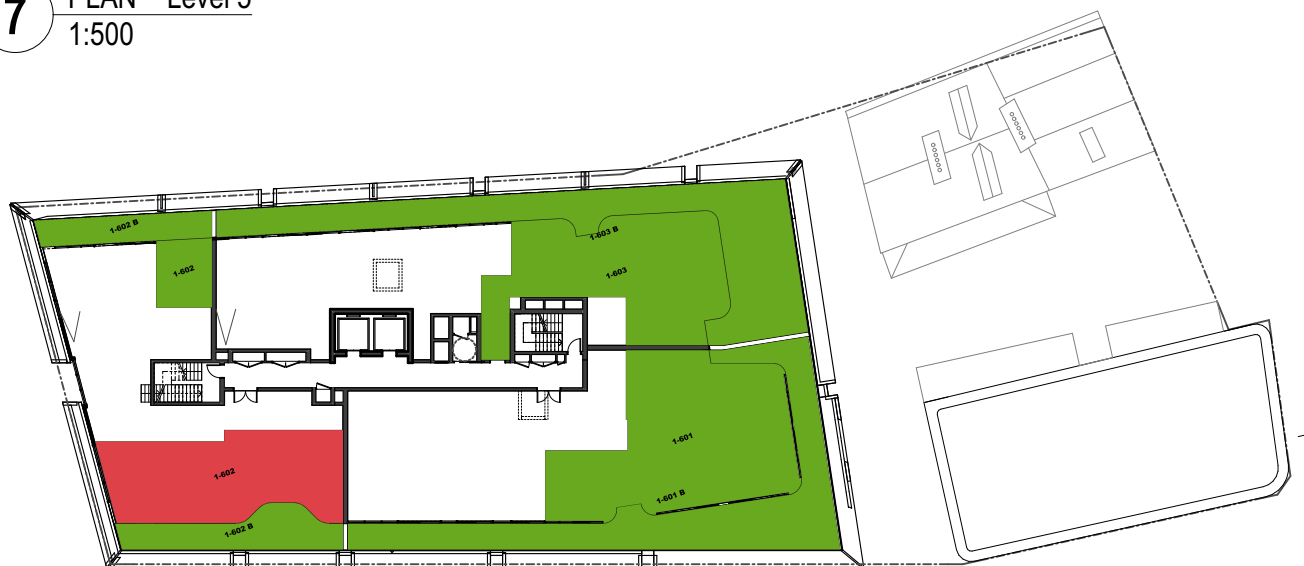
3 PLAN Level 1
1:500



7 PLAN Level 5
1:500



4 PLAN Level 2
1:500



8 PLAN Level 6
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 (a)

SCALE	1:200 @ A2	PROJECT CODE
DATE	18/10/2017	GA85H
SHEET NO.	006	REVISION

For Review