

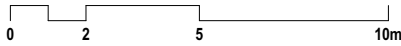
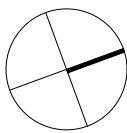
ITEM 1.5 (b)

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.

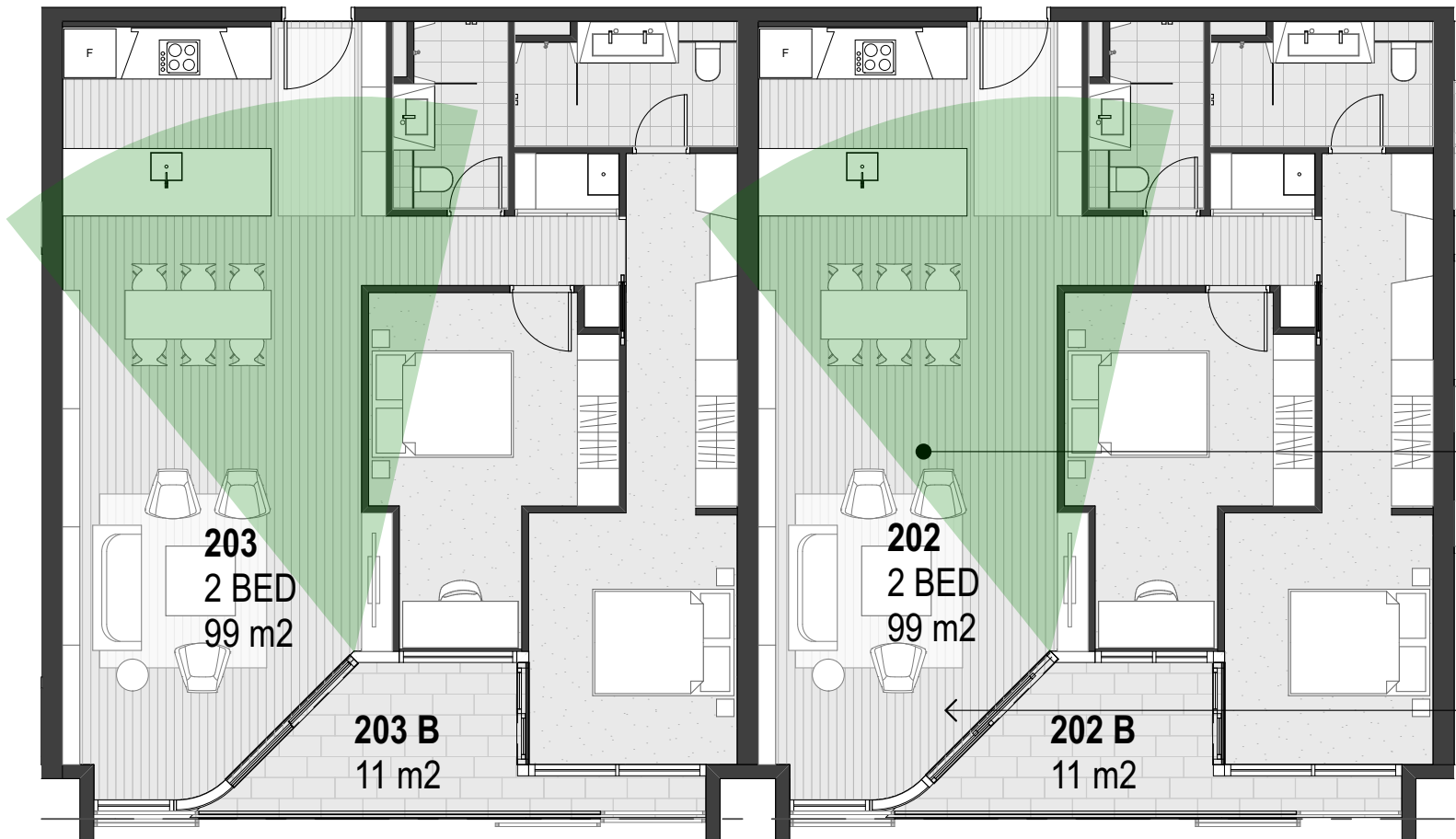
ADG Objective:  
Objective 4D-2

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 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



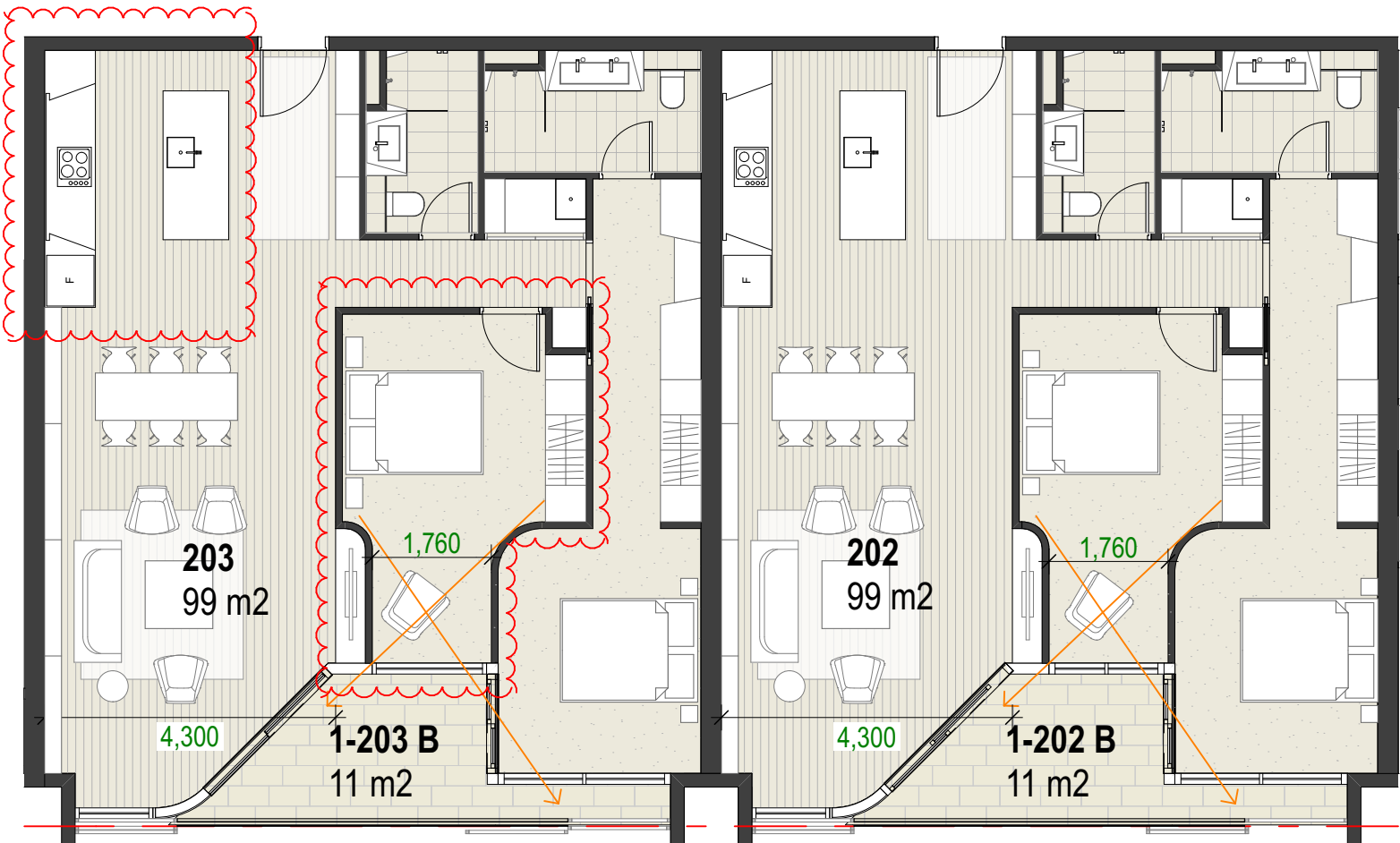
APT 202,203 (and above) - AS SUBMITTED

Reponse:  
- The area of apartments 202-203 are larger than that of the required minimum.  
- The width of the apartment is wider than ADG requirements providing 4.3m instead of the minimum 4m.  
- Rotation of the kitchen will achieve compliance but will compromise amenity  
- Zoning of the apartment is logical and provides a high level of light amenity

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.

1 PLAN Level 2  
1:100



APT 202,203 (and above) - REVISED

2 PLAN Level 2  
1:100

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 (b)

SCALE	1:200 @ A2	PROJECT CODE
DATE	18/10/2017	<b>GA85H</b>
SHEET NO.	<b>017</b>	REVISION

For Review