



- 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

**L8(ii)**  
MINOR INTERIOR PLANNING CHANGES TO IMPROVE COMMON AREA AMENITY

**L8(i)**  
ADDITIONAL LOUVRED ROOF OPENING (SHOWN SHADED) TO WESTERN SIDE OF ROOF FOR VENTILATION OF MECHANICAL PLANT UNDER

**L8(iii)**  
MINOR INTERIOR PLANNING CHANGES TO IMPROVE STAIRS

legend

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

- ALP** Aluminium Panel
- BAL1** Glazed Balustrade 1
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- GL1** Aluminium Framed Retail Glazing
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- PAV1** Paving 1
- PC1** Precast Concrete 1
- SC1** Operable Bronze Screen
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- SC3** Operable Exterior Venetian Blinds
- ST1** Sandstone Cladding
- TC1** Terracotta Cladding 1
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- RF1** Rendered Finish 1

INDICATES BUILDING OUTLINE "AS APPROVED"

INDICATES CHANGES FORMING THIS APPLICATION

A6	04/04/2019	S4.55 Submission Comments Response	SEH	SEH
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rev	date	name	by	chk
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**fjmt studio** architecture interiors landscape urban community  
sydney melbourne uk  
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project  
85 Harrington Street & 68-72 Gloucester Street  
Lot 1 in DP 777033  
The Rocks NSW 2000

title  
**Plans**  
**Level H9 Floor Plan (Rooftop Terrace)**

scale As Noted @ A2 first issued 29/03/2018

project code GA85H sheet no. DA-2009 revision A6



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**B(iv)** RECONFIGURATION OF BASEMENT SERVICES AND PLANT AREAS.  
**B(ii)** STRUCTURE REVISED. CORE, CARPARKING & STORAGE REVISED TO SUIT

**B(i)** AMENDED CAR PARKING NUMBERS TO SATISFY CONDITIONS B2(C) AND B29

**B(ii)** LIFT LOBBY ENCLOSED

**B(ii)** STRUCTURE REVISED. CORE, CARPARKING & STORAGE REVISED TO SUIT

**B(ii)** STRUCTURE REVISED. CORE, CARPARKING & STORAGE REVISED TO SUIT

**B(v)** EXTENT OF BASEMENT ADJUSTED TO SUIT EXISTING EXCAVATION

**B(ii)** LIFT LOBBY ENCLOSED

**G(iii & v)** RELOCATION OF BICYCLE PARKING AND END OF TRIP FACILITIES TO GROUND FLOOR

**B(ii)** LIFT LOBBY ENCLOSED

**B(iv)** RECONFIGURATION OF BASEMENT SERVICES AND PLANT AREAS.  
**B(ii)** STRUCTURE REVISED. CORE, CARPARKING & STORAGE REVISED TO SUIT

Legend

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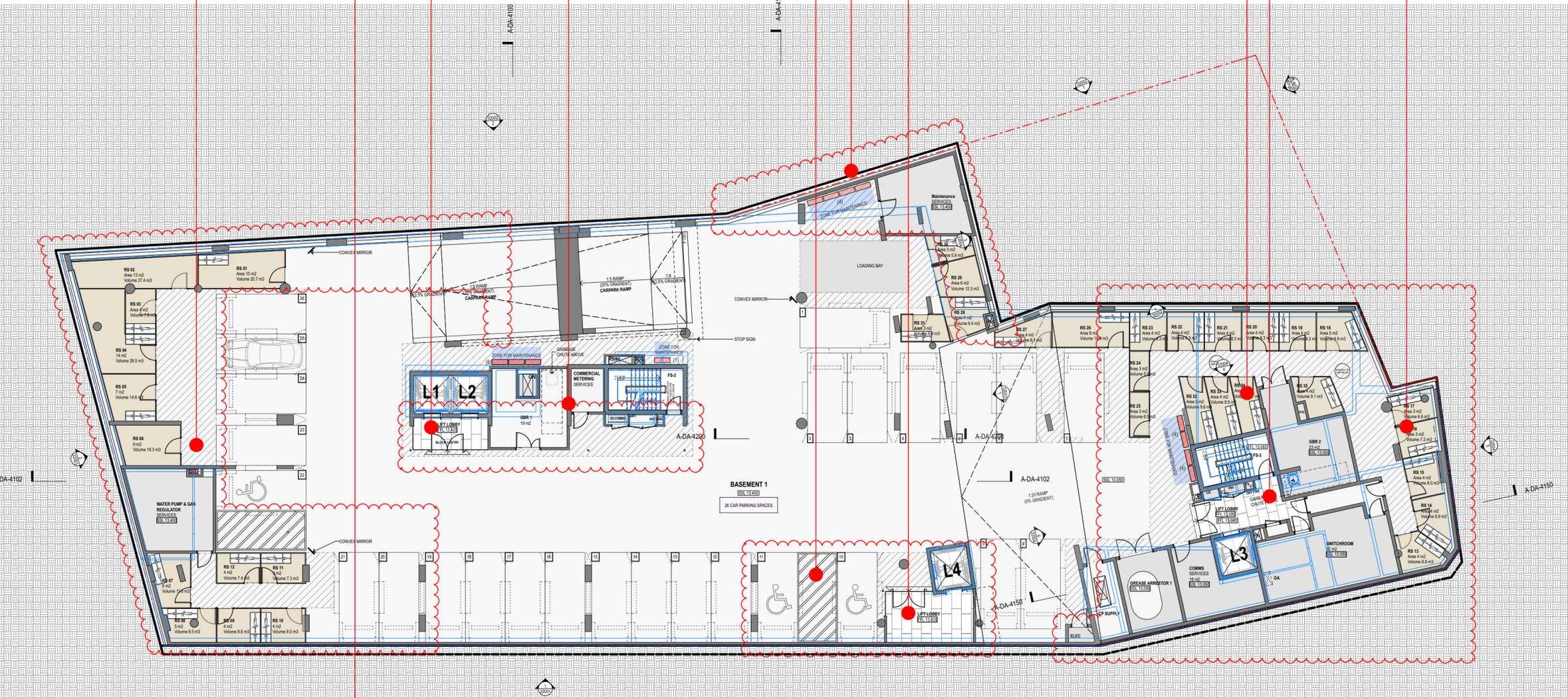
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**APPROVED CAR PARKING RATES**

**B1 TOTAL CAR PARKING SPACES 32**  
 INCLUDING  
 27 RESIDENTIAL SPACES  
 4 ACCESSIBLE SPACES  
 1 LOADING BAY

**OTHER**  
 27 BICYCLE SPACES  
 (IN RESIDENTIAL STORAGE CAGES)  
 35 BICYCLE SPACES FOR RETAIL/COMMERCIAL  
 30 BICYCLE SPACES FOR VISITORS

**AMENDED CAR PARKING RATES**

**B1 TOTAL CAR PARKING SPACES 26**  
 INCLUDING  
 23 RESIDENTIAL SPACES  
 3 ACCESSIBLE RESIDENTIAL SPACES

**OTHER**  
 1 LOADING BAY  
 30 BICYCLE SPACES  
 (IN INDIVIDUAL RESIDENTIAL STORAGE CAGES)



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**B(ii)** STRUCTURE REVISED. CORE, CARPARKING & STORAGE REVISED TO SUIT

**B(v)** EXTENT OF BASEMENT ADJUSTED TO SUIT EXISTING EXCAVATION ABOVE

**B(iii)** LIFT LOBBY ENCLOSED

**B(iv)** RECONFIGURATION OF BASEMENT SERVICES AND PLANT AREAS

**B(v)** EXTENT OF BASEMENT ADJUSTED TO SUIT EXISTING EXCAVATION

Legend

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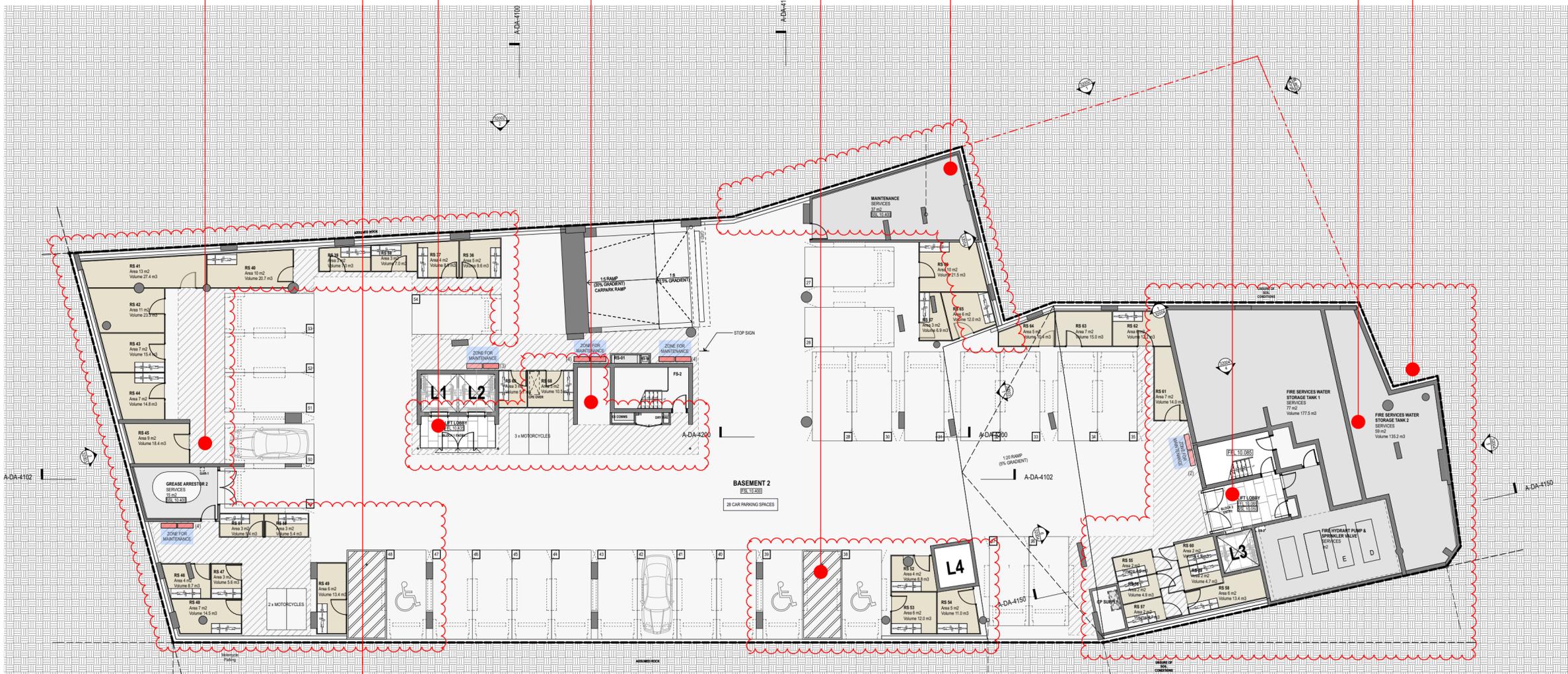


project  
 85 Harrington Street & 68-72 Gloucester Street  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
 Plans  
 Level Basement 2

scale As Noted @ A2 first issued 29/03/2018

project code GA85H sheet no. DA-2012 revision A6



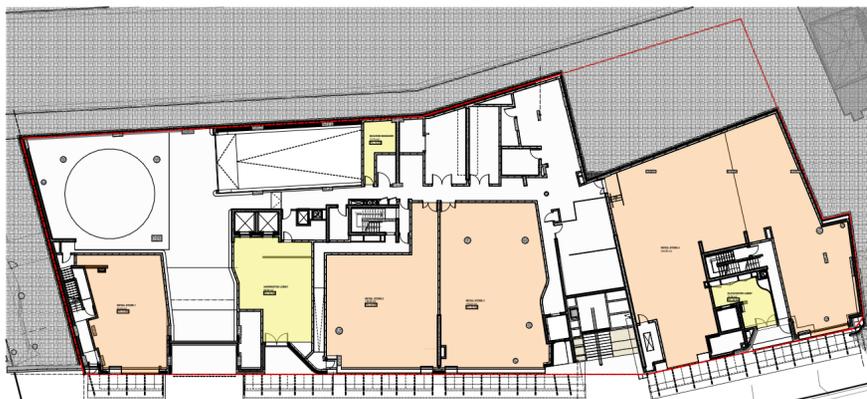
**APPROVED CAR PARKING RATES**  
**B2 TOTAL CAR PARKING SPACES 32**  
 INCLUDING  
 29 RESIDENTIAL SPACES  
 3 ACCESSIBLE SPACES  
**OTHER**  
 5 MOTORBIKE SPACES  
 29 BICYCLE SPACES  
 (IN RESIDENTIAL STORAGE CAGES)

**AMENDED CAR PARKING RATES**  
**B2 TOTAL CAR PARKING SPACES 28**  
 INCLUDING  
 25 RESIDENTIAL SPACES  
 3 ACCESSIBLE RESIDENTIAL SPACES  
**OTHER**  
 5 MOTORBIKE SPACES  
 28 BICYCLE SPACES  
 (IN INDIVIDUAL RESIDENTIAL STORAGE CAGES)



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legend



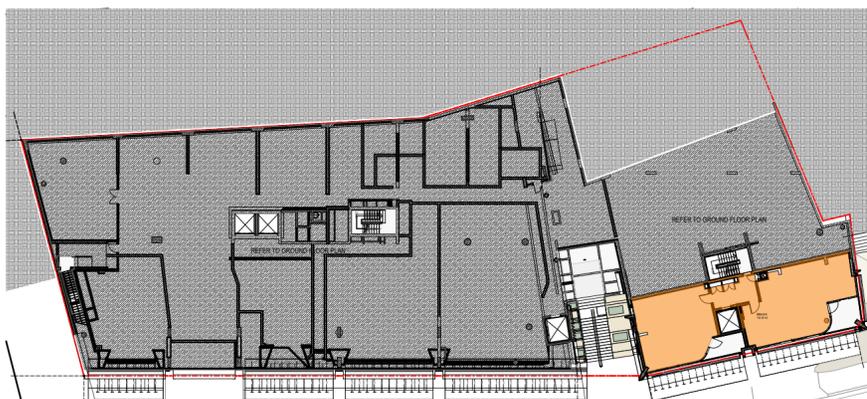
**1** PLAN Ground Floor  
1:500



**5** PLAN Level H3 - C5  
1:500



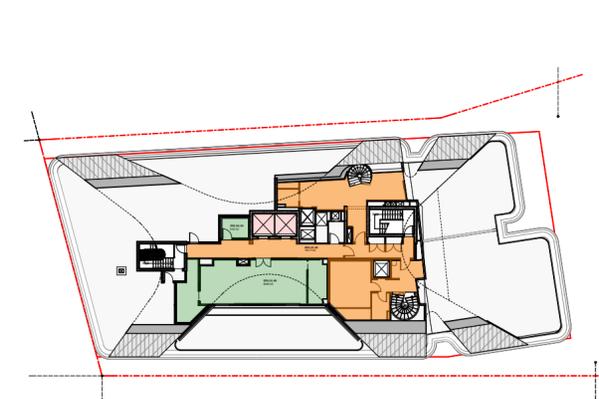
**9** PLAN Level H8  
1:500



**2** PLAN Level C1  
1:500



**6** PLAN Level H5 - C6  
1:500



**10** PLAN Level H9  
1:500



**3** PLAN Level H1 - C2  
1:500



**7** PLAN Level H6 - C7  
1:500



**4** PLAN Level H2 - C3  
1:500



**8** PLAN Level H7 - C8  
1:500

GFA	Building	Category	Area Name	GFA (m <sup>2</sup> )
Ground Floor	Block 1	RETAIL / COMMERCIAL	RETAIL STORE 1	90
	Block 1	RETAIL / COMMERCIAL	RETAIL STORE 2	146
	Block 1	RETAIL / COMMERCIAL	RETAIL STORE 3	176
	Block 2	RETAIL / COMMERCIAL	RETAIL STORE 4	349
Level C1	Block 1	CIRCULATION	RESIDENTIAL LOBBY	69
	Block 2	CIRCULATION	RESIDENTIAL LOBBY	19
Level H1/C2	Block 2	RESIDENTIAL	RESIDENTIAL	144
	Block 1	RETAIL / COMMERCIAL	COMMERCIAL	1134
Level H2/C3	Block 2	RETAIL / COMMERCIAL	RETAIL STORE 5	22
	Block 2	RETAIL / COMMERCIAL	RETAIL STORE 7	29
	Bakers Terrace	RETAIL / COMMERCIAL	RETAIL STORE 8	136
Level H3/C5	Block 2	RESIDENTIAL	RESIDENTIAL	140
	Block 1	RESIDENTIAL	RESIDENTIAL	1004
	Block 2	RESIDENTIAL	RESIDENTIAL	213
Level H4/C6	Bakers Terrace	RESIDENTIAL	RESIDENTIAL	165
	Block 1	RESIDENTIAL	RESIDENTIAL	956
	Block 2	RESIDENTIAL	RESIDENTIAL	203
Level H5/C6	Bakers Terrace	RESIDENTIAL	RESIDENTIAL	157
	Block 1	RESIDENTIAL	RESIDENTIAL	1045
Level H6/C7	Block 2	RESIDENTIAL	RESIDENTIAL	232
	Block 1	RESIDENTIAL	RESIDENTIAL	1031
Level H7	Block 1	RESIDENTIAL	RESIDENTIAL	783
Level H8	Block 1	RESIDENTIAL	RESIDENTIAL	840
Level H9	Block 1	RESIDENTIAL	RESIDENTIAL	122
	Block 1	RESIDENTIAL	COMMUNAL AREA	75
Total GFA m <sup>2</sup>				<b>9278</b>

GFA Summary			
Approved	GFA (m <sup>2</sup> )	Proposed	GFA (m <sup>2</sup> )
Commercial	1132	Commercial	1134
Retail	927	Retail	948
Residential	7099	Residential	7033
Communal	150	Communal	163
Total	9308 m <sup>2</sup>	Total	9278 m <sup>2</sup>

- RESIDENTIAL GFA
- RETAIL / COMMERCIAL GFA
- LOBBY GFA
- COMMUNAL SPACE GFA

rev	date	name	by	chk
A7	04/04/2019	S4.55 Submission Comments Response	SEH	SEH
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project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Area Plans**  
**GFA Plans**

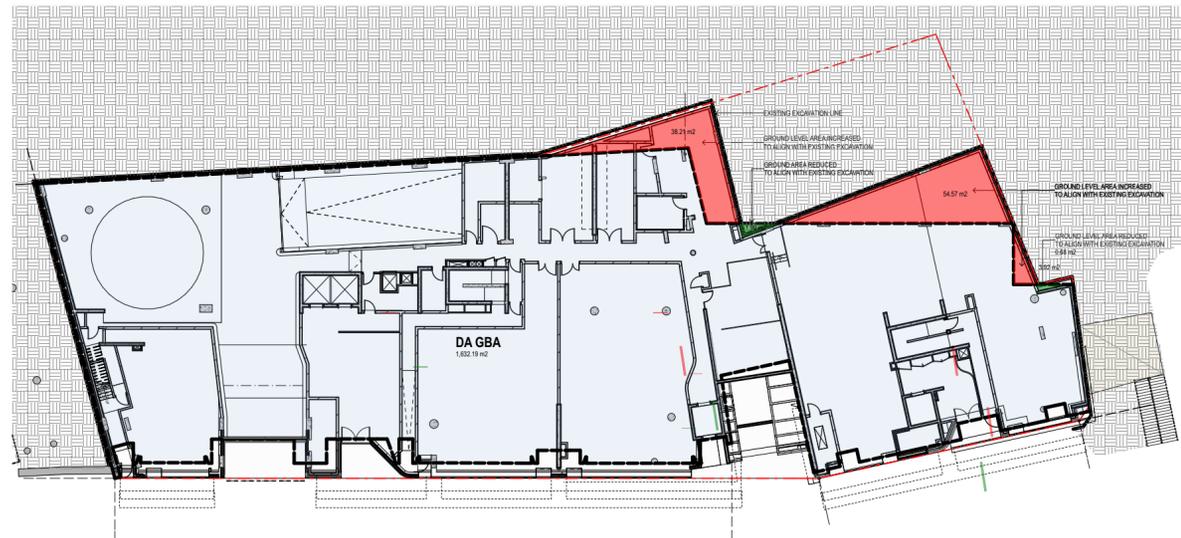
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project code GA85H sheet no. DA-2800 revision A7

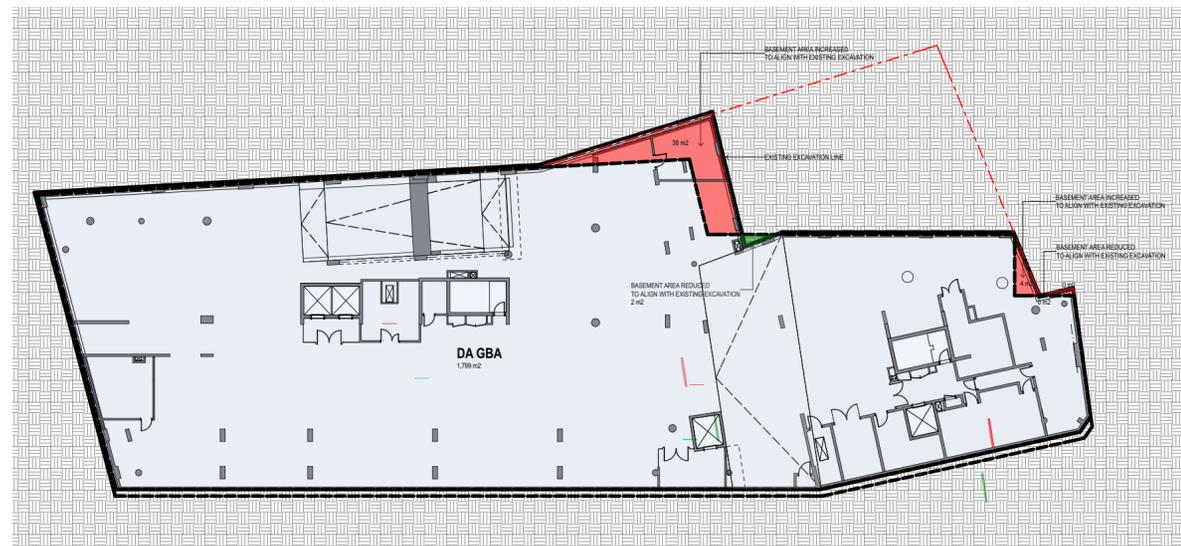


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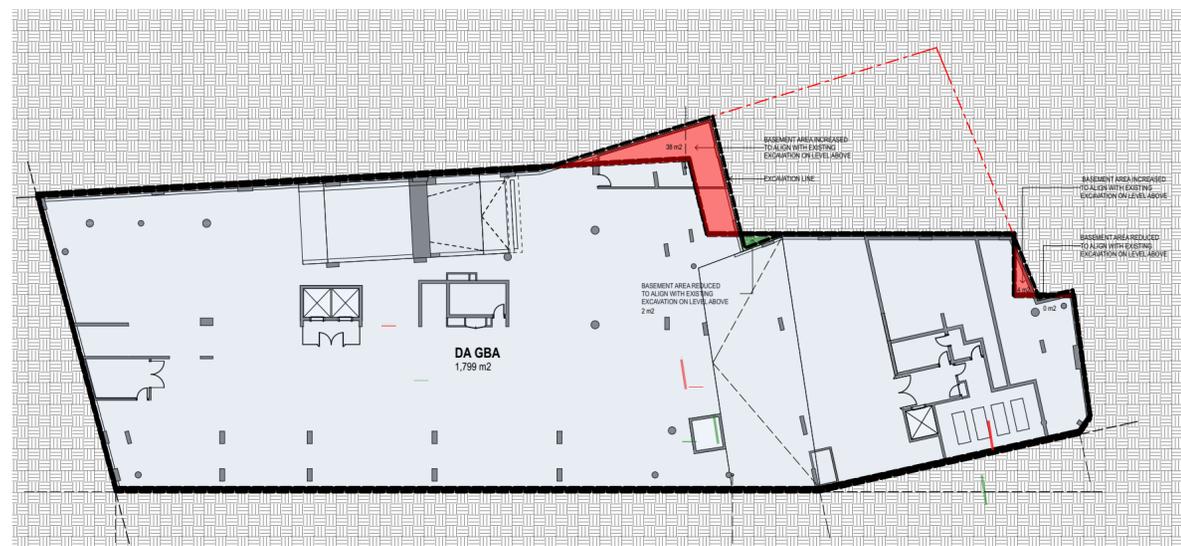
legend



**3** PLAN Ground Floor Alterations  
1:400



**2** PLAN Basement Alterations Basement 1  
1:400



**1** PLAN Basement Alterations Basement 2  
1:400

- EXCAVATION AREA INCREASED TO SUIT EXISTING EXCAVATION
- EXCAVATION AREA REDUCED TO SUIT EXISTING EXCAVATION
- APPROVED DA AREA

rev	date	name	by	chk
01	08/03/2019	S4.55 Submission Comments Response	SEH	SH

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85 Harrington Street & 68-72 Gloucester Street  
Lot 1 in DP 777033  
The Rocks NSW 2000

title  
Area Plans  
Excavation Alteration Plans

scale	As Noted @ A2	first issued	25/05/2018
project code	sheet no.	revision	
GA85H	DA-2801	01	



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project  
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title  
 Elevations  
 Inner East Elevation (Harrington Street)

scale As Noted @ A2 first issued 29/03/2018

project code GA85H sheet no. DA-3005 revision A6

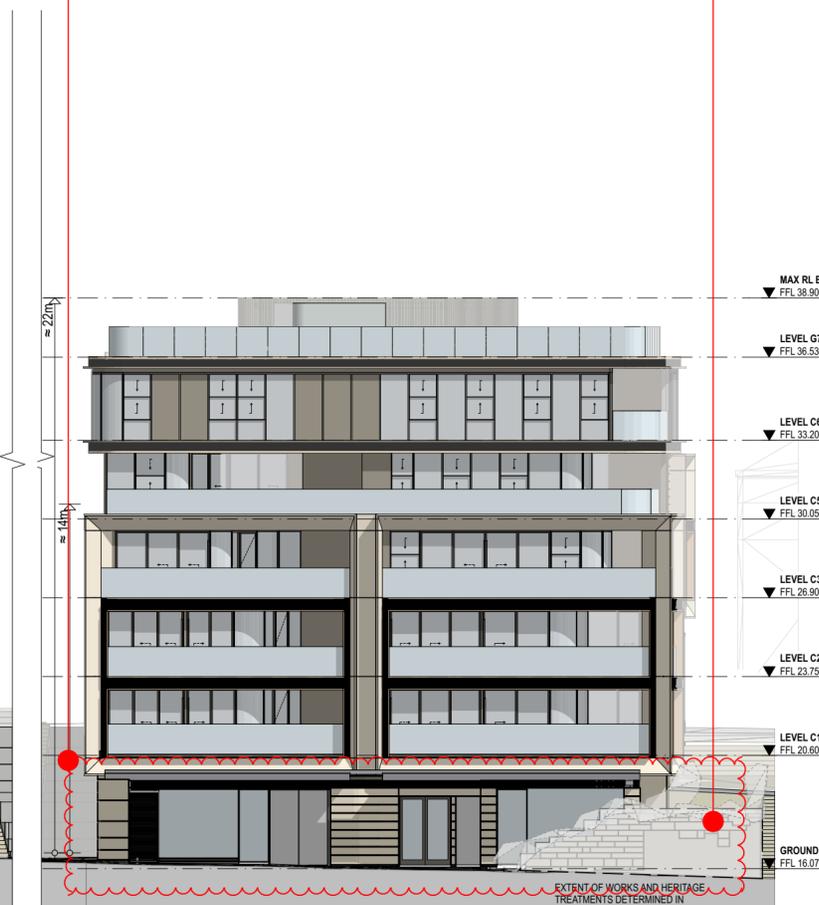
G(ii)  
 MINOR DESIGN CHANGES TO RETAIL FRONTAGE.

G(ii)  
 MINOR DESIGN CHANGES TO RETAIL FRONTAGE.

E(ii)  
 HERITAGE STONE WALL NOW MAPPED TO RETAIN BLOCKWORK AND ROCKS IDENTIFIED BY URBS FOR RETENTION.  
 REFER TO LANDSCAPE DOCUMENTATION FOR FURTHER INFORMATION



**1** ELEVATION East Elevation Inner  
 1:200 Block 1



**2** ELEVATION East Elevation Inner  
 1:200 Block 2



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title  
 Elevations  
 Inner West Elevation (Gloucester Street)

scale As Noted @ A2 first issued 29/03/2018

project code GA85H sheet no. DA-3006 revision A6



**1** ELEVATION West Elevation Inner  
 1:200 Bakers Terrace

**2** ELEVATION West Elevation Inner  
 1:200 Block 1



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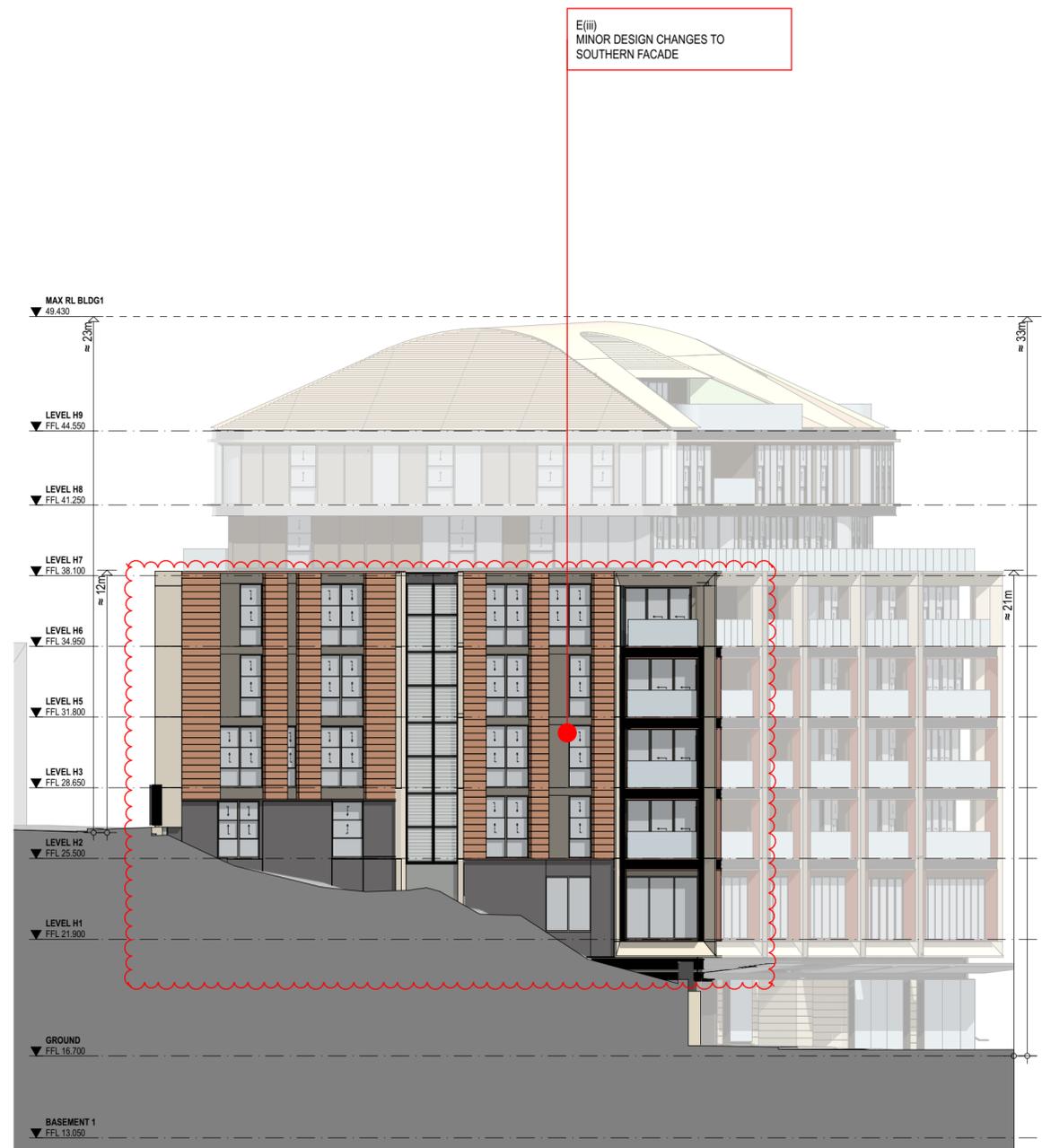
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**1** ELEVATION North Elevation Inner  
1:200 Block 1



**2** ELEVATION South Elevation Inner  
1:200 Block 1





- 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

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

- ALP** Aluminium Panel
- BAL1** Glazed Balustrade 1
- BAL2** Glazed Balustrade 2
- BAL3** Palisade Balustrade
- GL1** Aluminium Framed Retail Glazing
- GL2** Aluminium Framed Performance Glazing
- LV1** High Level Louvre (Retail)
- PAV1** Paving 1
- PC1** Precast Concrete 1
- SC1** Operable Bronze Screen
- SC2** Operable Terracotta Baguette Screen
- SC3** Operable Exterior Venetian Blinds
- ST1** Sandstone Cladding
- TC1** Terracotta Cladding 1
- TC2** Terracotta Cladding 2
- TC3** Terracotta Cladding 3
- TC4** Terracotta Cladding 4
- RF1** Rendered Finish 1

INDICATES BUILDING OUTLINE "AS APPROVED"

INDICATES CHANGES FORMING THIS APPLICATION

A6	08/03/2019	S4.55 Submission Comments Response	SEH	SEH
A5	20/11/2018	S4.55 Submission	DN	SEH
U	05/11/2018	S4.55 Submission Draft	DN	SEH
A4	11/05/2018	S4.55(1A) Submission	DN	AH
A3	04/04/2018	S4.55(1A) Submission	DN	AH
A2	04/04/2018	S4.55(1A) Coordination Package	DN	AH
A1	03/04/2018	S4.55(1A) Coordination Package	DN	AH

rev	date	name	by	chk
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**fjmt studio** architecture interiors landscape urban community  
 sydney melbourne uk  
 Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com **fjmt**

project  
 85 Harrington Street & 68-72 Gloucester Street  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
 Elevations  
 Inner Cumberland Place Elevations

scale As Noted @ A2 first issued 29/03/2018

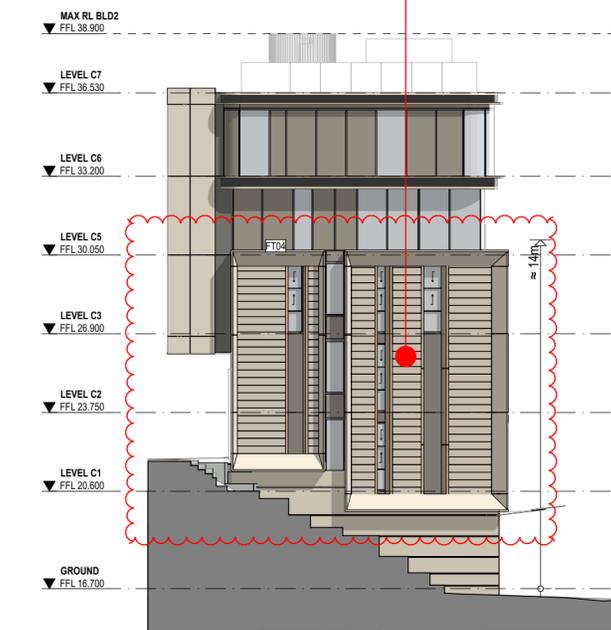
project code GA85H sheet no. DA-3008 revision A6



**1** ELEVATION West Elevation Inner Block 2  
 1:200



**2** ELEVATION North Elevation Inner Block 2  
 1:200



**3** ELEVATION South Elevation Inner Block 2  
 1:200



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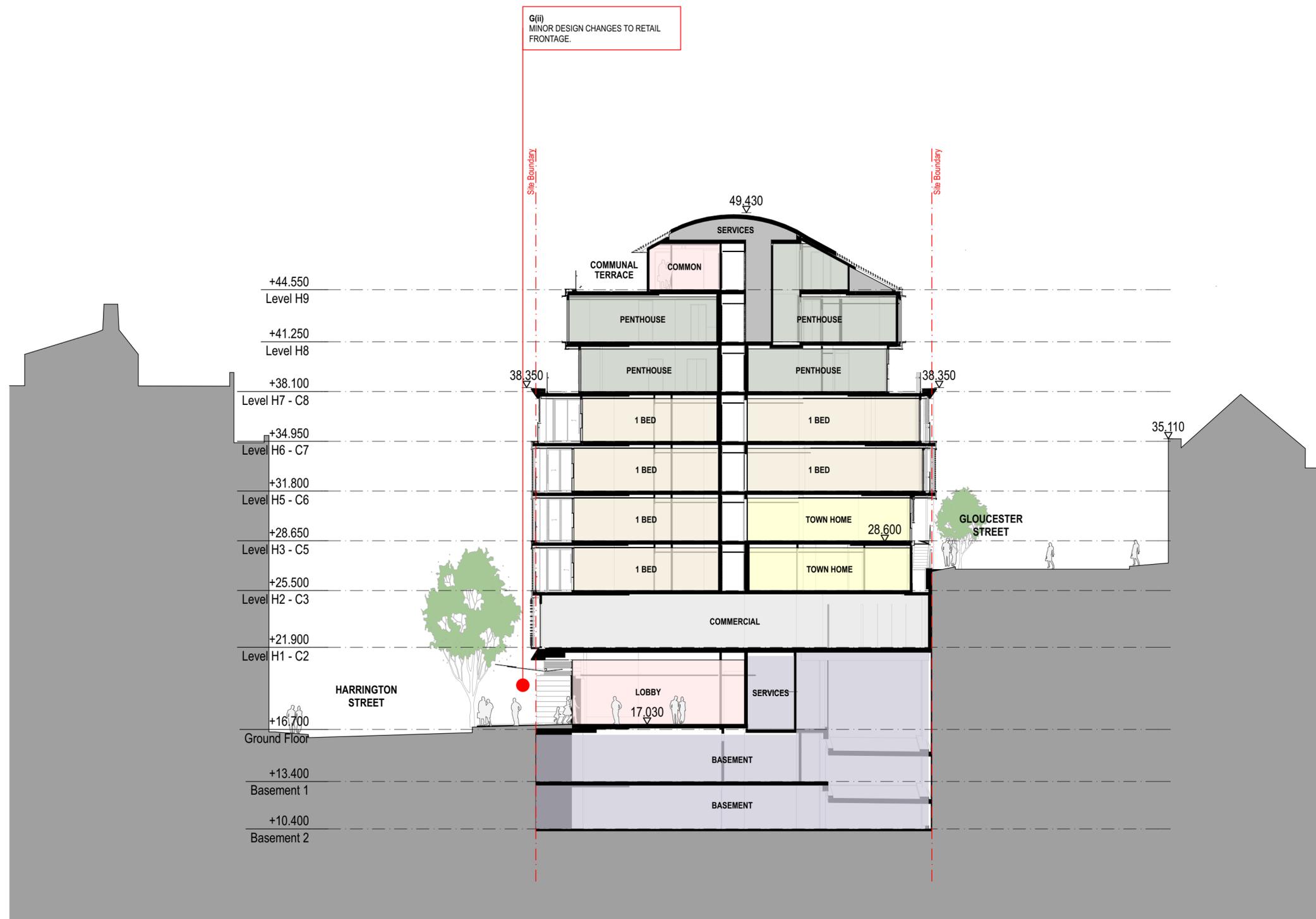


project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Sections**  
**Block 1 Section (Clean Version)**

scale As Noted @ A2 first issued 29/03/2018

project code	sheet no.	revision
GA85H	DA-4100-1	A6



**1** PLAN Block 1 Section  
 1:200

GENERAL NOTE:  
 ANNOTATIONS COMPARING PREVIOUSLY  
 CONSIDERED DAs / SCRA ENVELOPE  
 REMOVED AS NOT RELEVANT TO THIS  
 APPLICATION