



HOTEL DEVELOPMENT

35-55 HARRINGTON STREET, THE ROCKS

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- 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

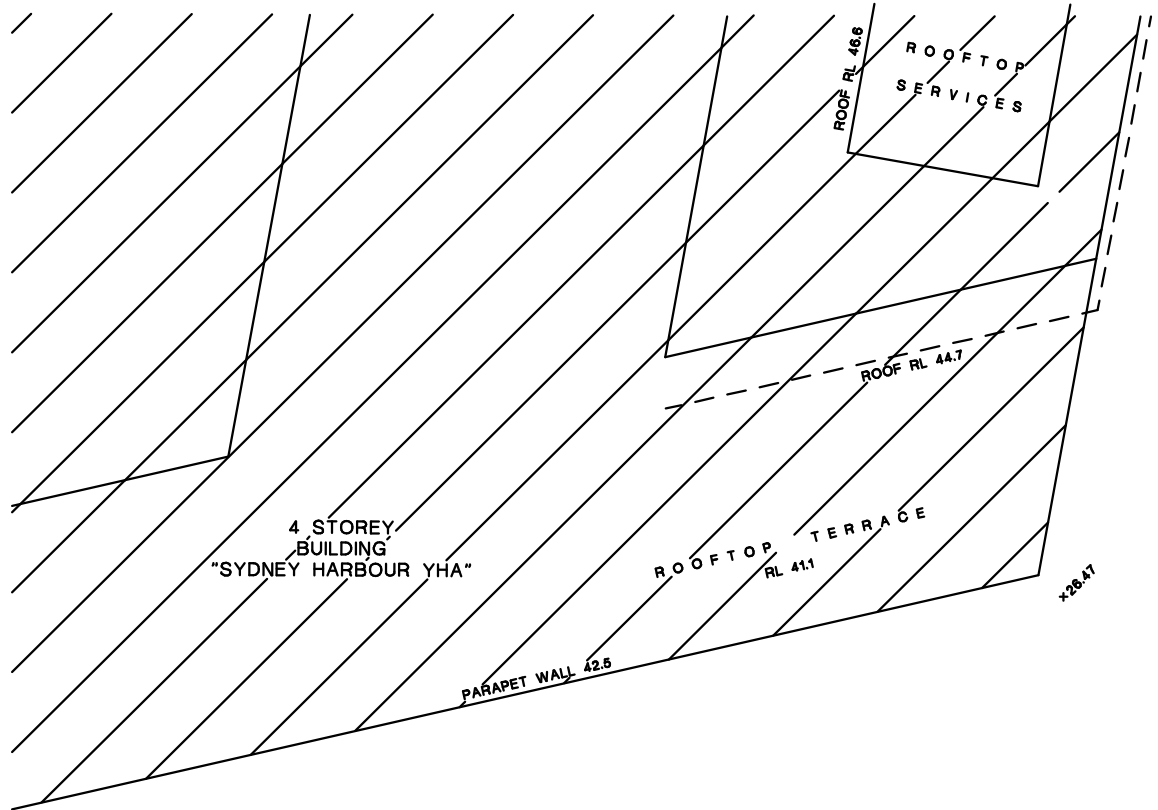
Quincy Sydney
35-55 HARRINGTON STREET,
SYDNEY NSW 2000

General	Scale
Cover Sheet & Drawing List	No Scale @ A1

Project Code	First Issued
FEQH	21/11/2022

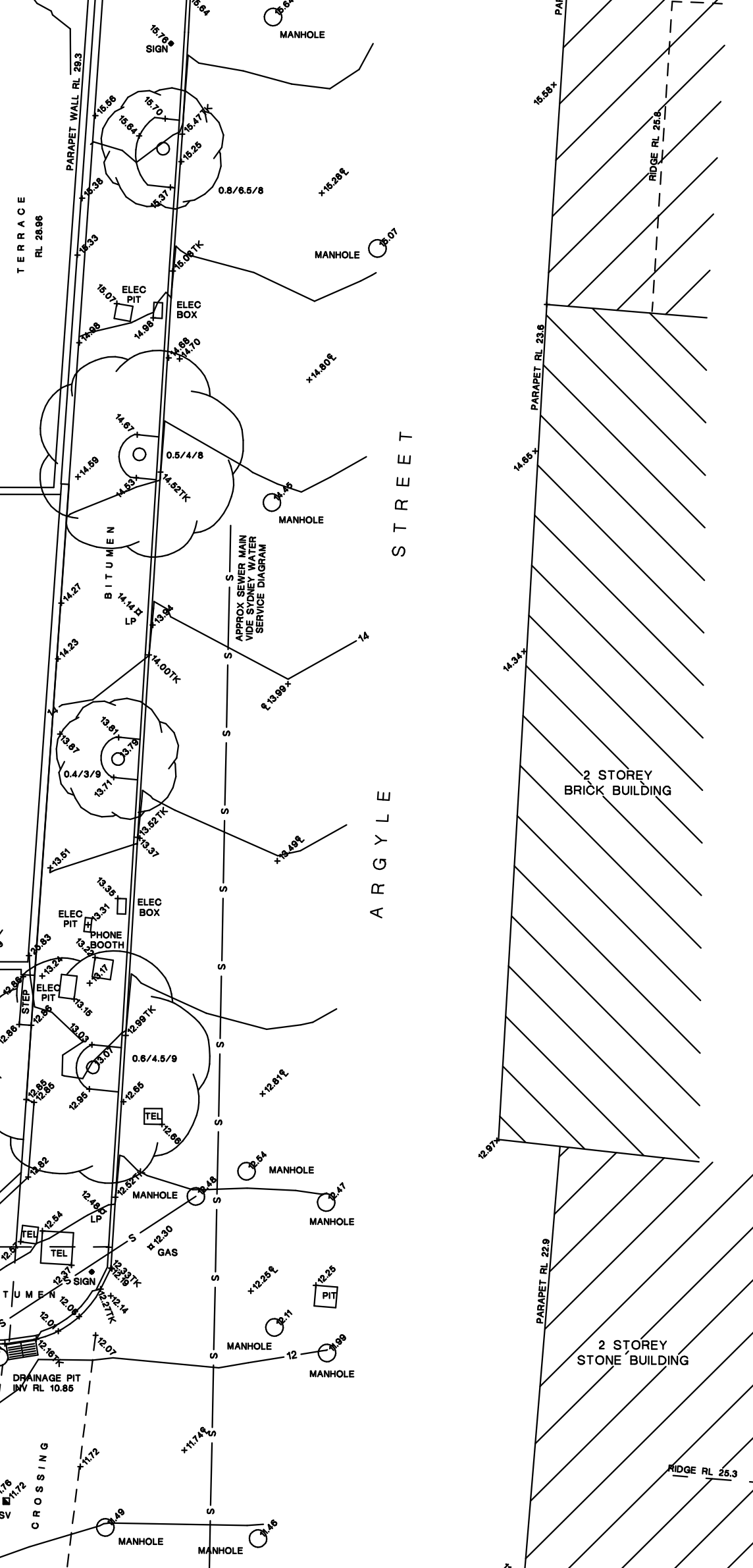
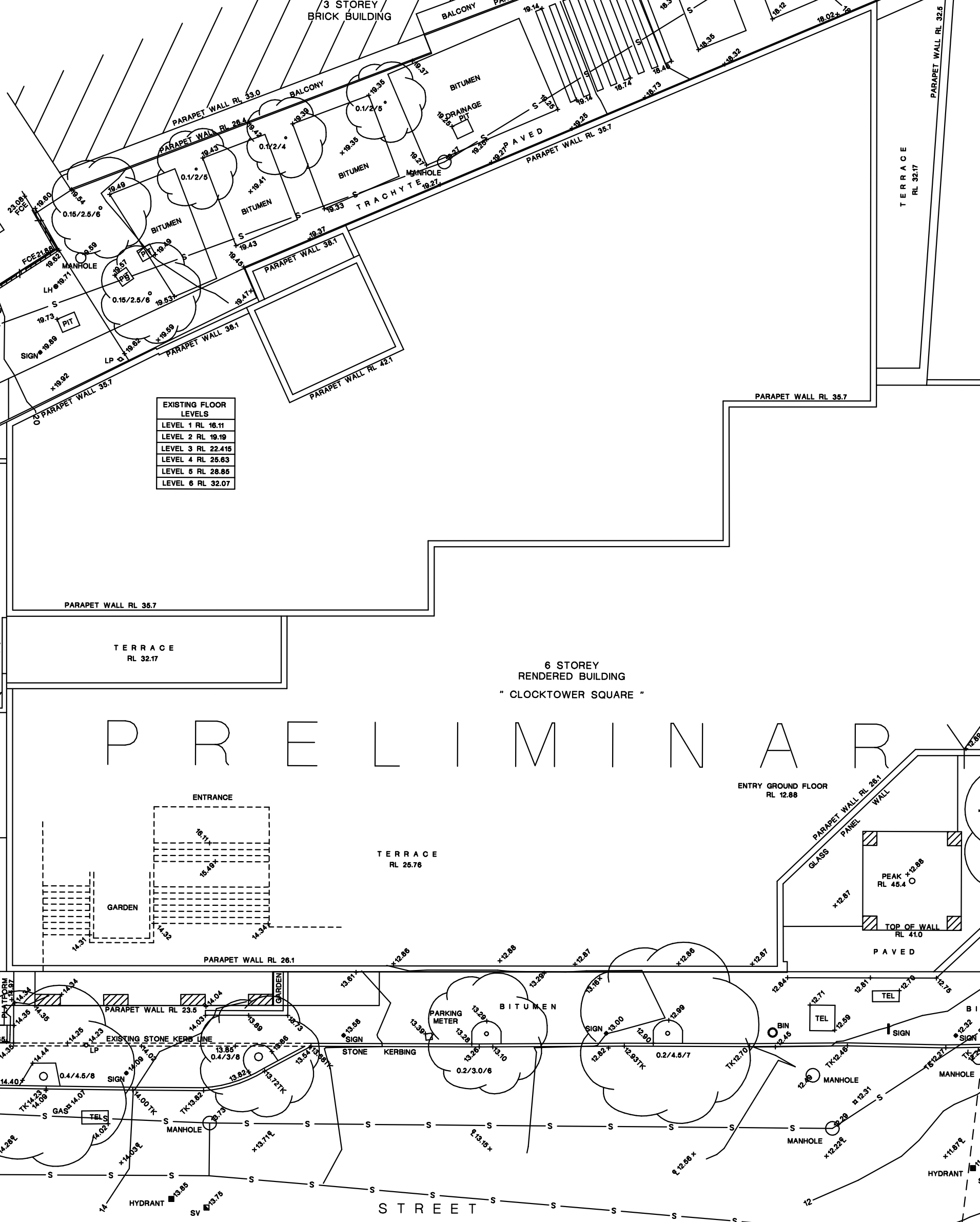
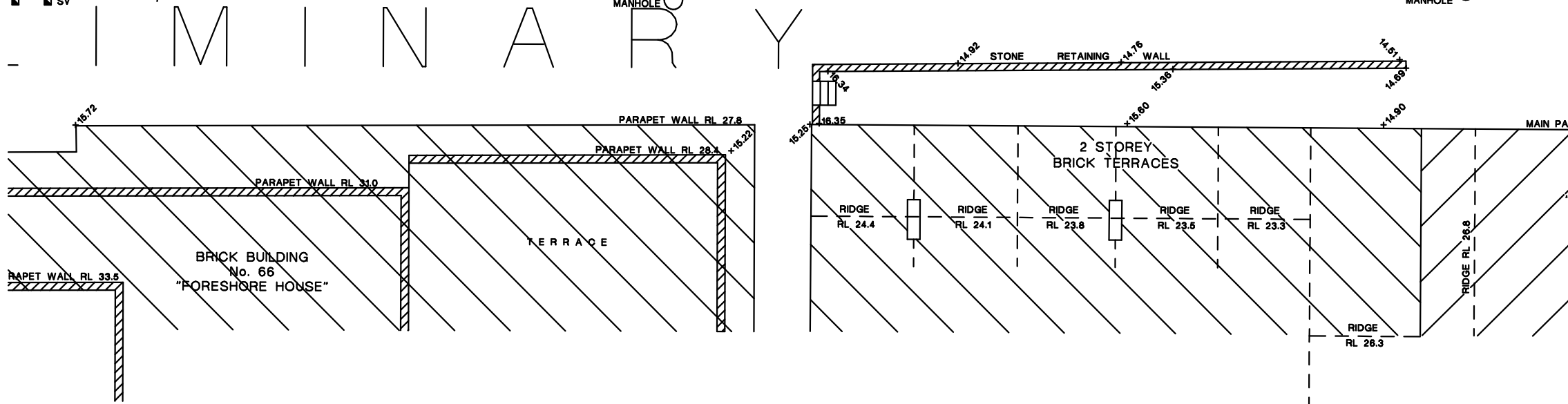
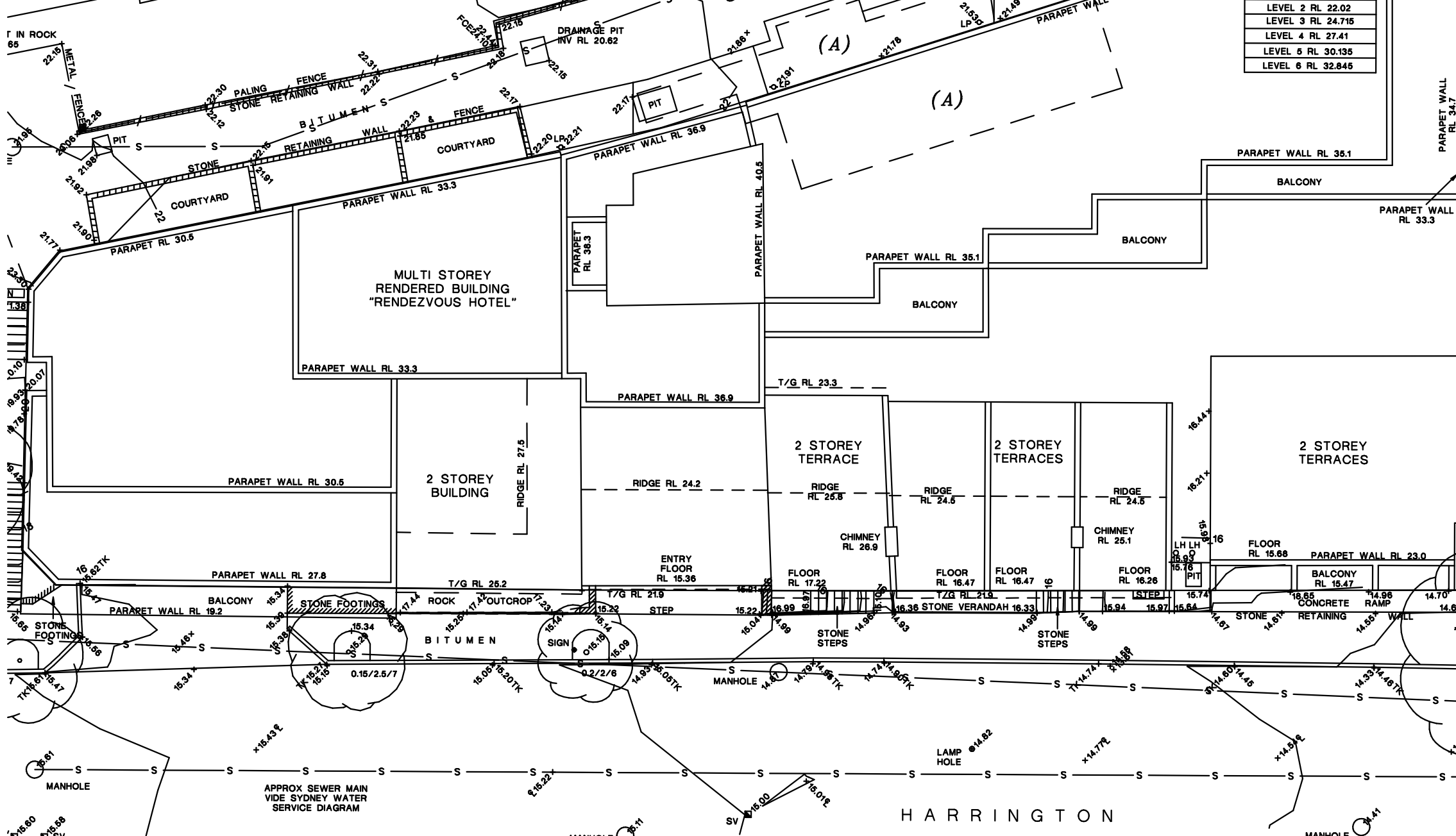
Sheet No.	Rev
DA-1000	01

SITE DETAILS AT STREET	DATE OF LEVELS AND ORIGIN OF LEVELS: 28/03/2015 ADOPTED VALUE: 38.93	LEGEND 1.2.3 LEVEL D DOOR SD SLIDING DOOR W WINDOW T/T TOP OF KERB T/G TOP OF GUTTER	NOTES: - Boundary lines are shown as dashed lines. - The location of structures, services, trees, etc. are approximate and may require additional survey where critical to design. - The location of north arrow on this plan has been derived from the subject measured plan and has not been verified by survey.
1:500	SURVEY DATE: 28/03/2015 OUR REFERENCE: 1941-3	SURVEYED: TH DRAWN: TH CHECKED: JB	



- (A) LEASE OF SUBSTATION PREMISES No.6486 (BASEMENT) (VIDE DEALING No. U707864)
(B) BASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (VIDE DEALING No. U707864)

AIR INLET & OUTLET DUCTS FORM PART OF SUBSTATION PREMISES & EXTENDS FROM CEILING OF SUBSTATION TO THE HEIGHT OF THE STRUCTURE



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

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project
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SYDNEY NSW 2000

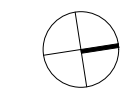
title
General
Survey Plan

scale first issued 21/11/2022

project code sheet no. revision

FEQH DA-1200 01

For Approval



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'.
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◦ USE FIGURED DIMENSIONS ONLY.

legend



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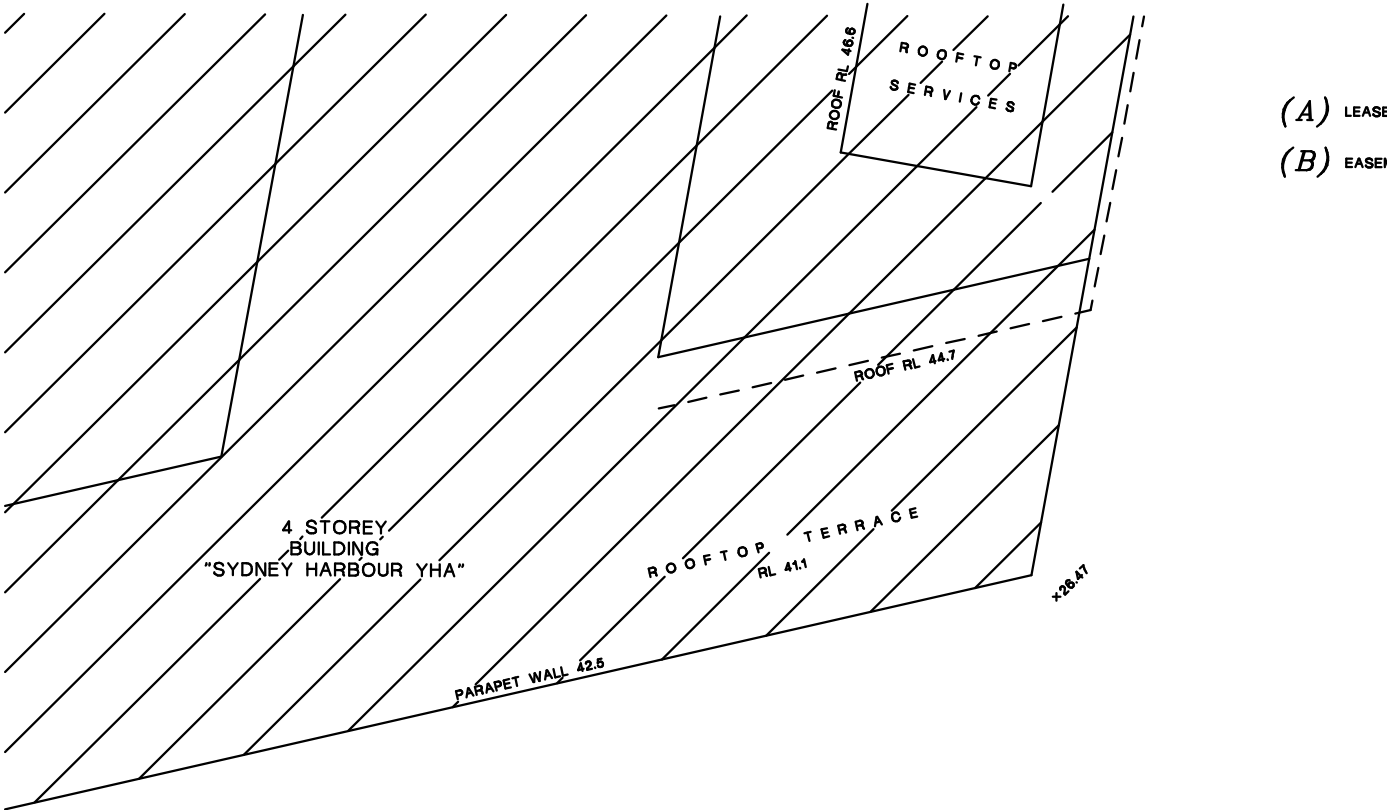
project
Quincy Sydney
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SYDNEY NSW 2000

title
**General
Site Analysis**

scale	first issued	21/11/2022
project code	sheet no.	revision
FEQH	DA-1201	01

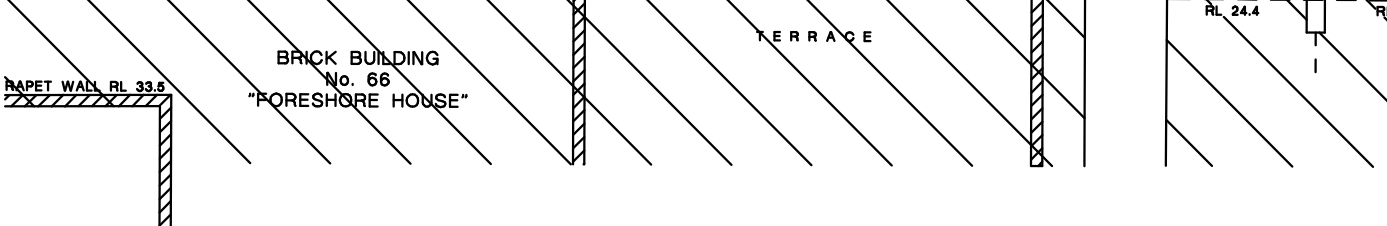
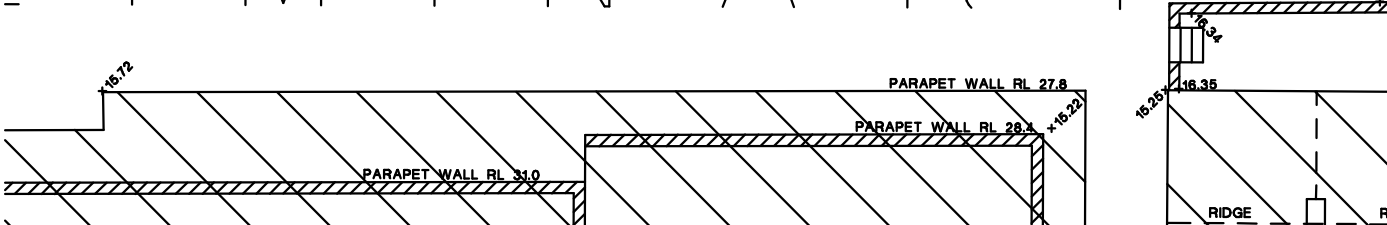
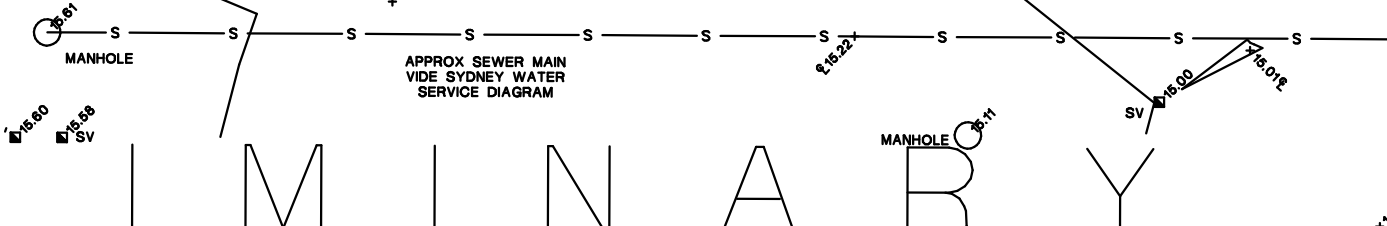
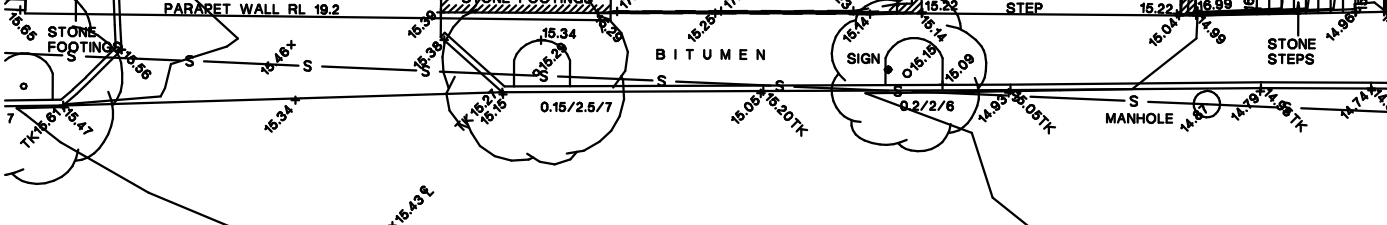
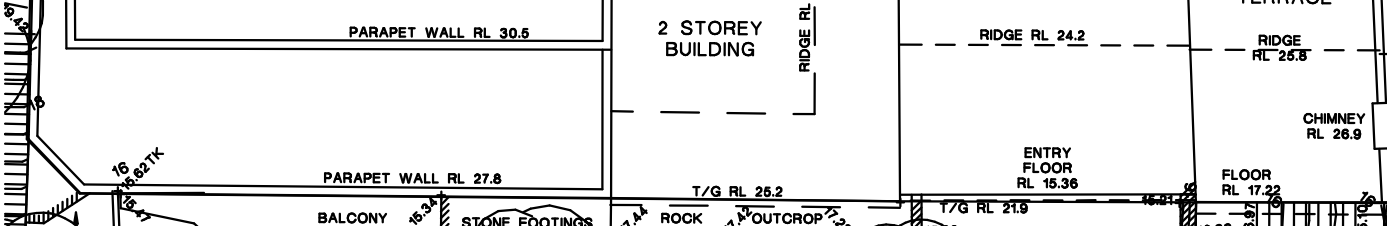
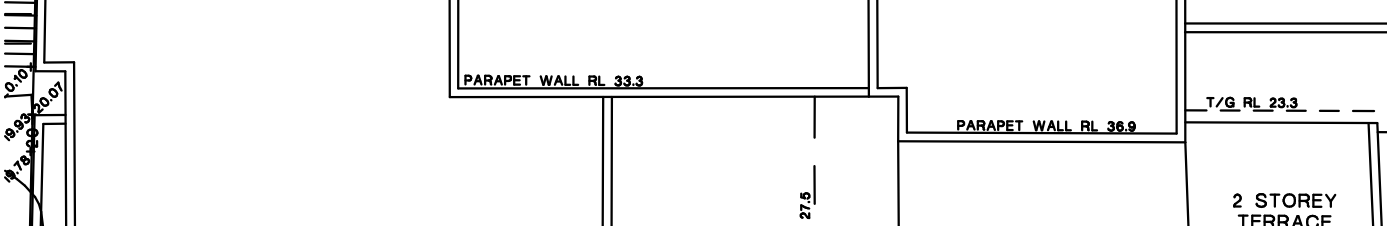
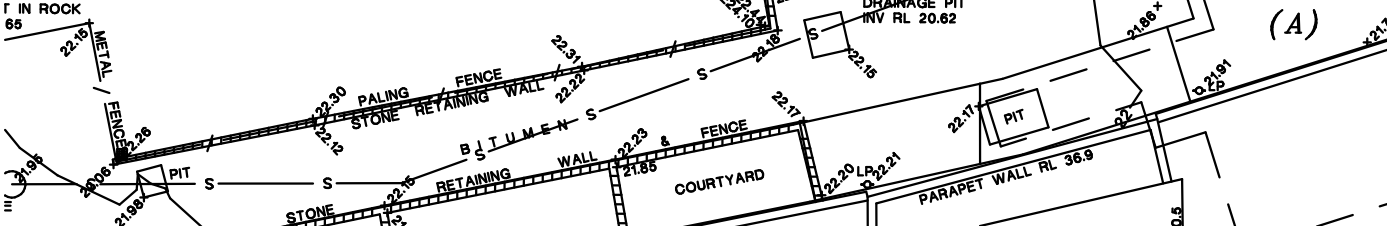
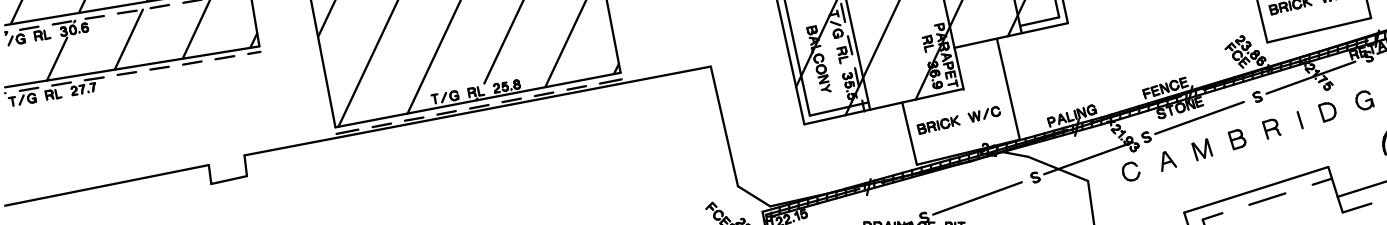
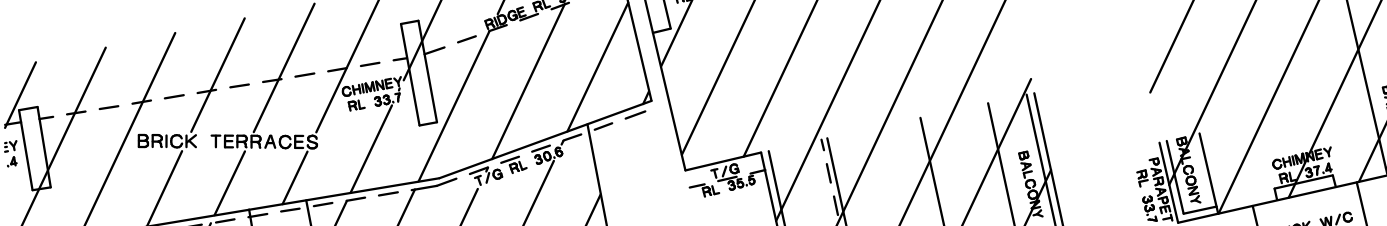
For Approval

SITE DETAILS AT STREET	DATE OF LEVELS AND ORIGIN OF LEVELS: 28/03/2015 ADAPTED VALUE: 28/03/2015	LEGEND 1.2.3 LEVEL D DOOR SD SLIDING DOOR W WINDOW T/T TOP OF KERB T/G TOP OF GUTTER	NOTES: - Boundary lines are not shown at the subject site. - The location of structures, services, trees, etc. are approximate and may require additional survey where critical to design. - The location of north arrow on this plan has been derived from the subject site and has not been verified by survey.



GLoucester STREET

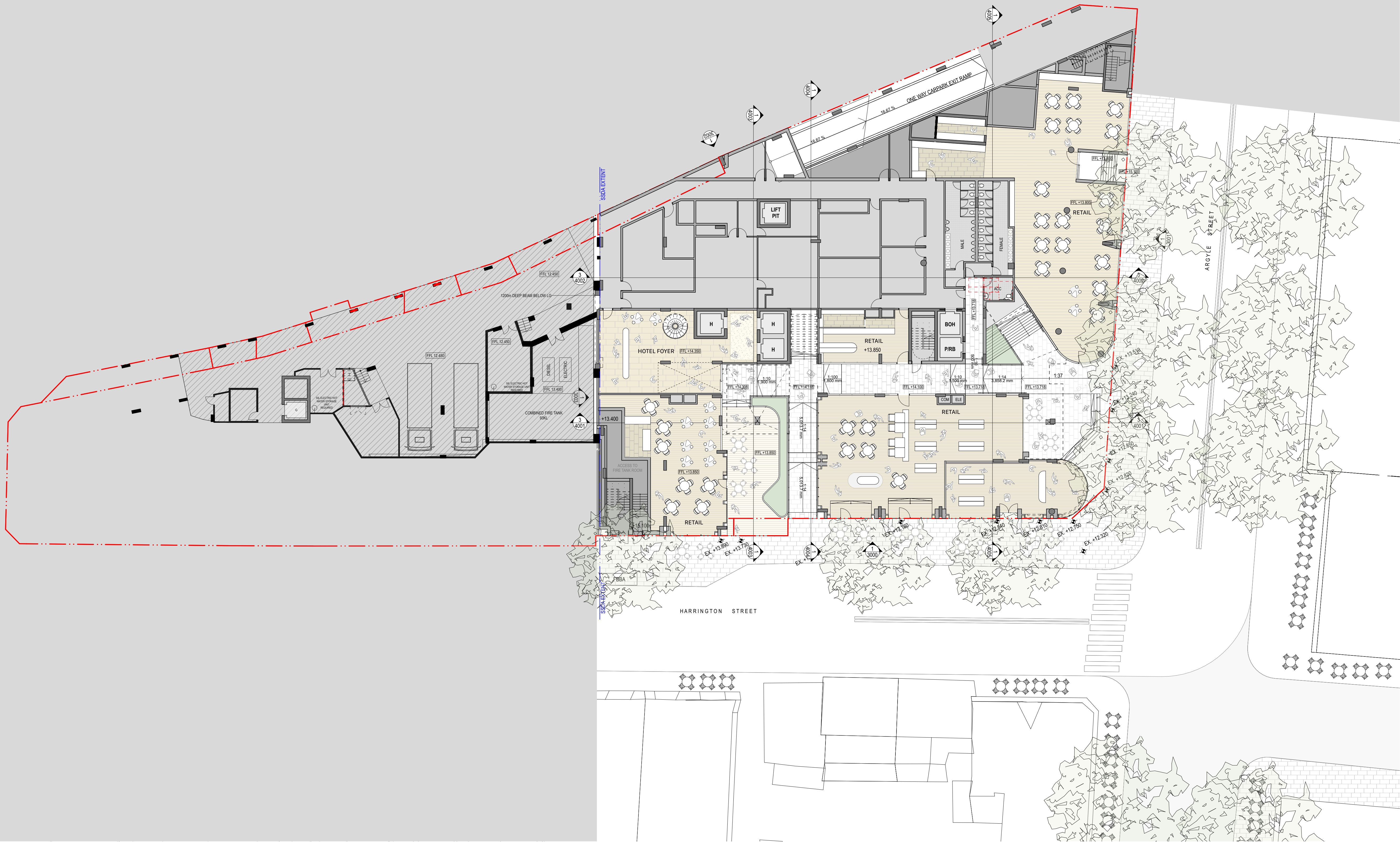
PRELIMINARY



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Legend

- HOTEL ROOM
- PROPOSED/NEW BUILD
- EXISTING





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Legend

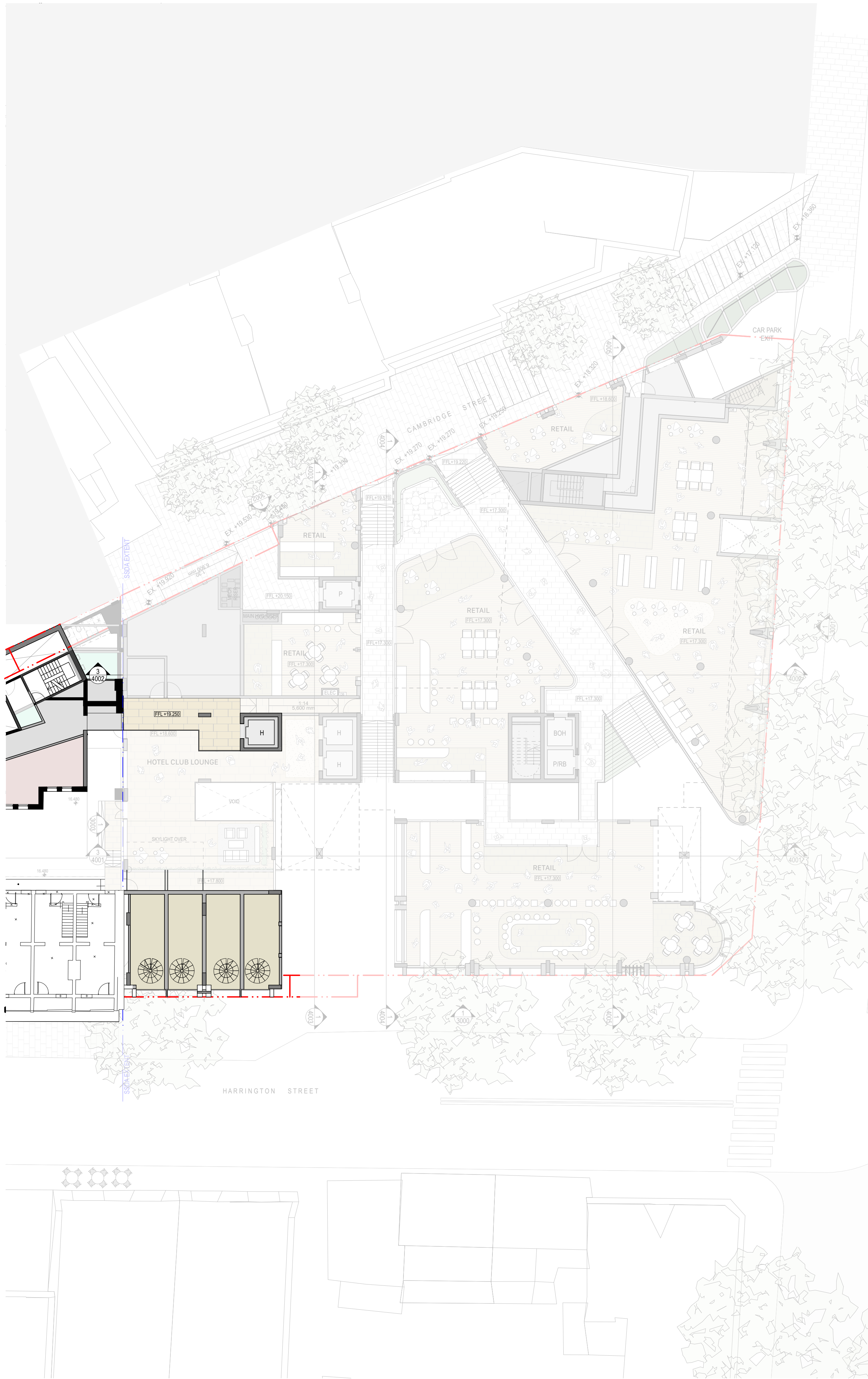
- HOTEL ROOM
- PROPOSED/NEW BUILD
- EXISTING



- General notes**
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 - Use figured dimensions only.

Legend

- HOTEL ROOM
- PROPOSED/NEW BUILD
- EXISTING



1 PLAN Level 00
1:200



2 PLAN Level 01
1:200

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Plans Level 00 - 01 **Scale** 1:200 @ A1

Project Code FEQH **First Issued** 21/11/2022

Sheet No. DA-2000 **Rev** 01

- 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'.
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 - Use figured dimensions only.

Legend

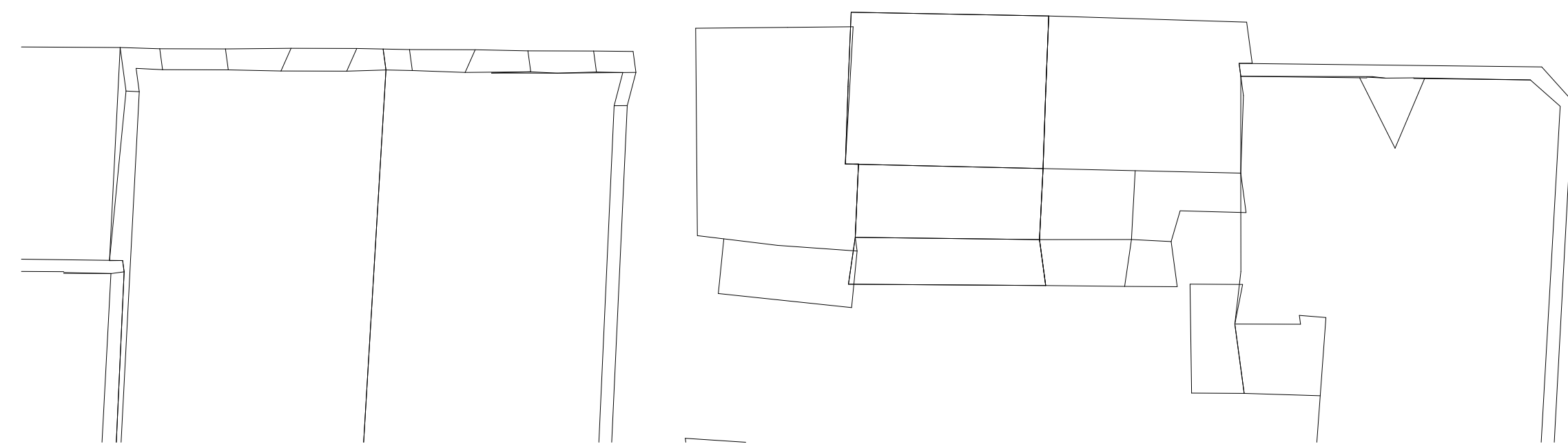
- HOTEL ROOM
- PROPOSED/NEW BUILD
- EXISTING



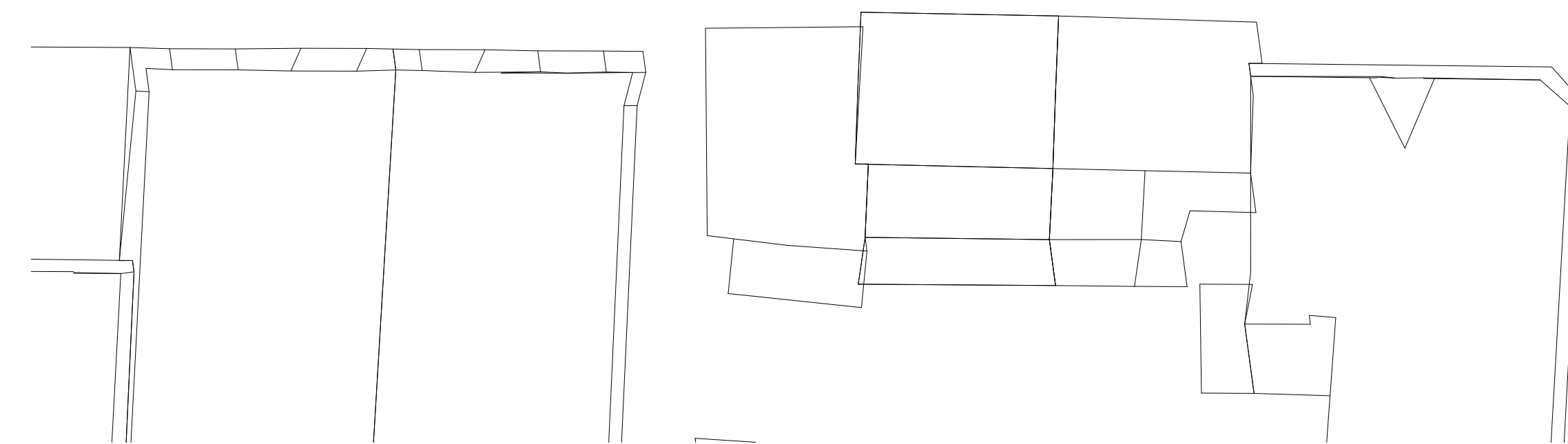
1 PLAN Level 02
1:200



2 PLAN Level 03-04
1:200



1 PLAN Level 05
1:200



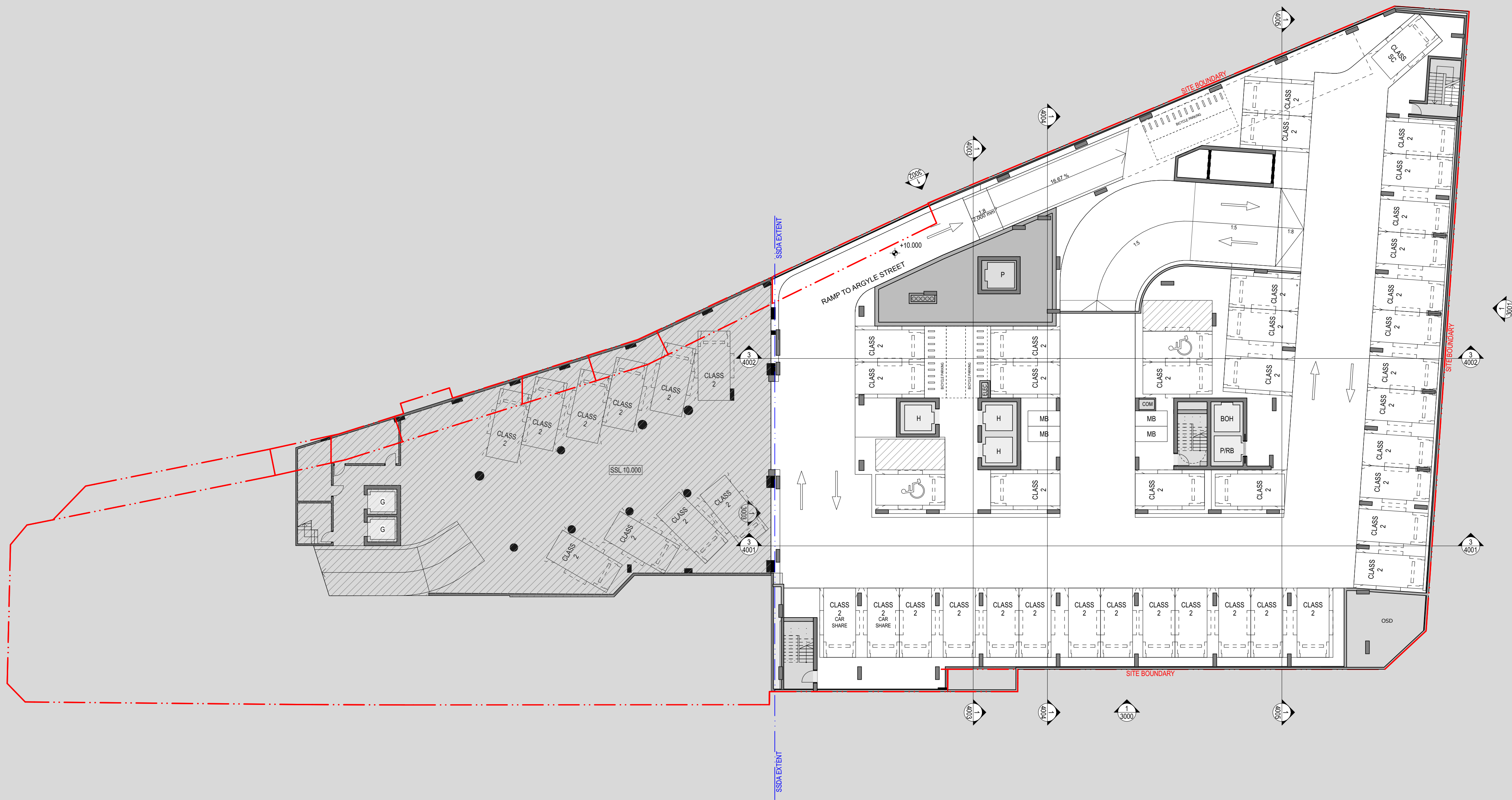
2 PLAN Level 06
1:200



- General notes**
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 - All levels relative to 'Australian Height Datum'.
 - Do not scale drawings.
 - Use figured dimensions only.

Legend

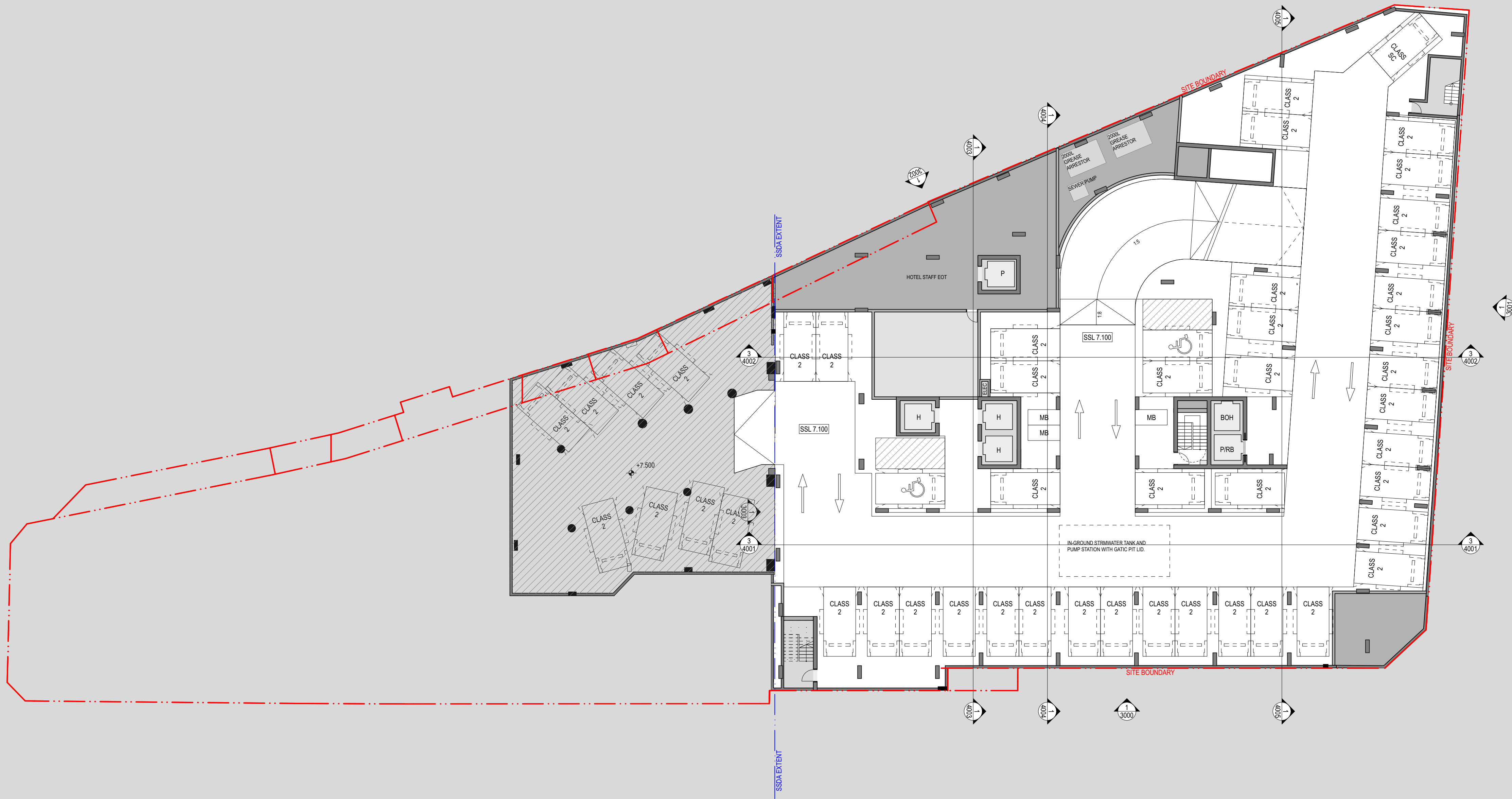
	PROPOSED/NEW BUILD
	EXISTING
	NO MODIFICATION



- 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

- PROPOSED/NEW BUILD
EXISTING
NO MODIFICATION





- General notes**
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
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 - Use figured dimensions only.

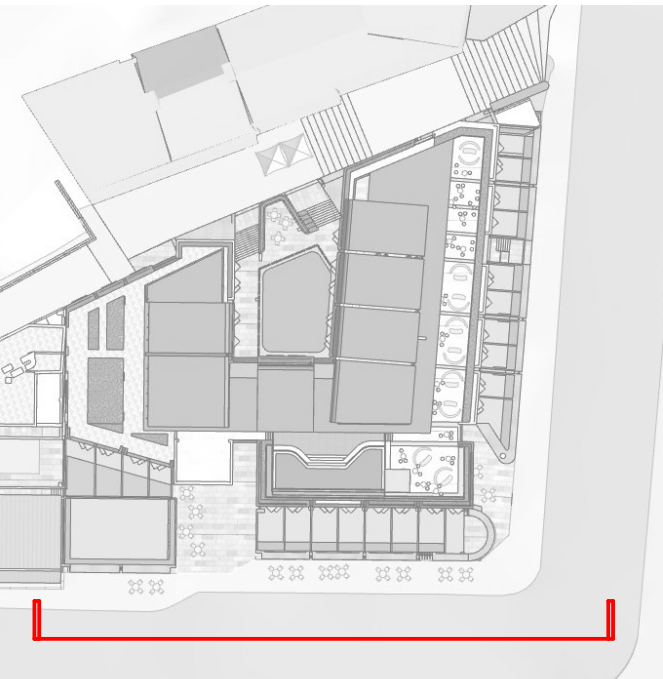
Legend

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Plans **Scale**
Roof Plan 1:200 @ A1

Project Code **First Issued**
FEQH 21/11/2022

Sheet No. **Rev**
DA-2007 01



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0 2 5 10m

General notes

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Legend

FT01
"Harbour Bridge grey" toned metal-framed portals with performance shopfront glazing. The "Feneko 6" (or similar) grey colour is warm, and recalls the industrial roots of The Rocks.

FT02
Sandstone toned precast portal frames, expressive of heritage morphology sale, grain and materials. System also features bronze and copper-toned mineral-finish aluminium and sandstone toned precast or GRC vertical blades to the upper level retail levels. The blades frame views, provide sun light control, and provide a finer grain articulation. The blades are also symmetrical about the portal centrelines. The blades are also symmetrical about the portal centrelines. in-keeping with the prevailing established street wall character.

FT03
Feature column, with sculptural copper-toned aluminium cladding

FT04
Similar to FT02 in form and materials, but includes a retail terrace with glass balustrade fixed behind vertical blades and retractable glazed doors to the retail interiors.

FT05
Perforated masonry wall, recalling the natural sandstone strata line. The detail and material are subject to future public art collaboration, however the material must be robust and permeable for light and air transmission to the retail within.

FT06
Bronze-toned aluminium framed full height retail shopfront glazing with bronze-toned mineral-finish aluminium spandrels.

FT07
Red brick/masonry facade system with copper-toned features. System includes hotel bay windows of copper-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT08
Blonde brick/masonry facade system with bronze-toned features. System includes hotel bay windows of bronze-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT09
Performance IGU system with dark-grey coloured aluminium framing and spandrels

FT10
Performance IGU system with bronze-toned aluminium framing and spandrels

FT11
Performance IGU system with copper-toned aluminium framing and spandrels

FT12
Prolled dark-grey insulated metal roof, with recessed articulation reflective of facade modulation and heritage scale, and to conceal drainage.

FT13
Dark-grey frameless aluminium louvers

FT14
Performance IGU shopfront glazing and clerestory performance IGU with dark-grey coloured aluminium framing and operable double doors to terrace.



1 ELEVATION Harrington Street Elevation
1:200

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35-55 HARRINGTON STREET,
SYDNEY NSW 2000

Elevations

East Elevation (Harrington Street)

Scale

1:200 @ A1

Project Code

FEQH

First Issued

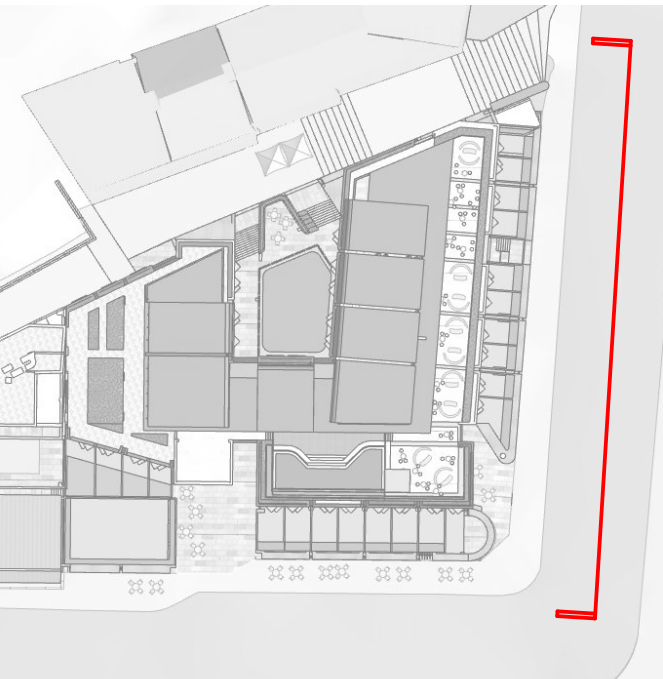
21/11/2022

Sheet No.

DA-3000

Rev

01



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0 2 5 10m

General notes

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- Use figured dimensions only.

Legend

FT01
"Harbour Bridge grey" toned metal-framed portals with performance shopfront glazing. The "Fennko 6" (or similar) grey colour is warm, and recalls the industrial roots of The Rocks.

FT02
Sandstone toned precast portal frames, expressive of heritage morphology sale, grain and materials. System also features bronze and copper-toned mineral-finish aluminium and sandstone toned precast or GRC vertical blades to the upper level retail levels. The blades frame views, provide sun light control, and provide a finer grain articulation. The blades are also symmetrical about the portal centreline, in-keeping with the prevailing established street wall character.

FT03
Feature column, with sculptural copper-toned aluminium cladding

FT04
Similar to FT02 in form and materials, but includes a retail terrace with glass balustrade fixed behind vertical blades and retractable glazed doors to the retail interiors.

FT05
Perforated masonry wall, recalling the natural sandstone strata line. The detail and material are subject to future public art collaboration, however the material must be robust and permeable for light and air transmission to the retail within.

FT06
Bronze-toned aluminium framed full height retail shopfront glazing with bronze-toned mineral-finish aluminium spandrels.

FT07
Red brick/masonry facade system with copper-toned features. System includes hotel bay windows of copper-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT08
Blonde brick/masonry facade system with bronze-toned features. System includes hotel bay windows of bronze-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT09
Performance IGU system with dark-grey coloured aluminium framing and spandrels

FT10
Performance IGU system with bronze-toned aluminium framing and spandrels

FT11
Performance IGU system with copper-toned aluminium framing and spandrels

FT12
Prolined dark-grey insulated metal roof, with recessed articulation reflective of facade modulation and heritage scale, and to conceal drainage.

FT13
Dark-grey frameless aluminium louvers

FT14
Performance IGU shopfront glazing and clerestory performance IGU with dark-grey coloured aluminium framing and operable double doors to terrace.



1 ELEVATION Argyle Street Elevation
1:200

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Elevations

North Elevation (Argyle Street)

Scale

1:200 @ A1

Project Code

FEQH

First Issued

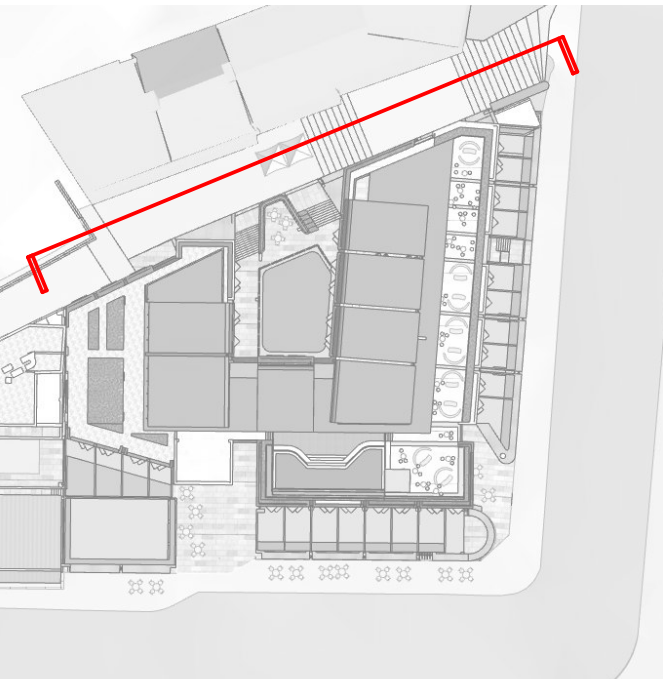
21/11/2022

Sheet No.

DA-3001

Rev

01



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0 2 5 10m

- General notes**
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Legend

FT01
'Harbour Bridge grey' toned metal-framed portals with performance shopfront glazing. The 'Fennko 6' (or similar) grey colour is warm, and recalls the industrial roots of The Rocks.

FT02
Sandstone toned precast portal frames, expressive of heritage morphology sale, grain and materials. System also features bronze and copper-toned mineral-finish aluminium and sandstone toned precast or GRC vertical blades to the upper level retail levels. The blades frame views, provide sun light control, and provide a finer grain articulation. The blades are also symmetrical about the portal centreline, in-keeping with the prevailing established street wall character.

FT03
Feature column, with sculptural copper-toned aluminium cladding

FT04
Similar to FT02 in form and materials, but includes a retail terrace with glass balustrade fixed behind vertical blades and retractable glazed doors to the retail interiors.

FT05
Perforated masonry wall, recalling the natural sandstone strata line. The detail and material are subject to future public art collaboration, however the material must be robust and permeable for light and air transmission to the retail within.

FT06
Bronze-toned aluminium framed full height retail shopfront glazing with bronze-toned mineral-finish aluminium spandrels.

FT07
Red brick/masonry facade system with copper-toned features. System includes hotel bay windows of copper-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT08
Blonde brick/masonry facade system with bronze-toned features. System includes hotel bay windows of bronze-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT09
Performance IGU system with dark-grey coloured aluminium framing and spandrels

FT10
Performance IGU system with bronze-toned aluminium framing and spandrels

FT11
Performance IGU system with copper-toned aluminium framing and spandrels

FT12
Prolined dark-grey insulated metal roof, with recessed articulation reflective of facade modulation and heritage scale, and to conceal drainage.

FT13
Dark-grey frameless aluminium louvers

FT14
Performance IGU shopfront glazing and clerestory performance IGU with dark-grey coloured aluminium framing and operable double doors to terrace.



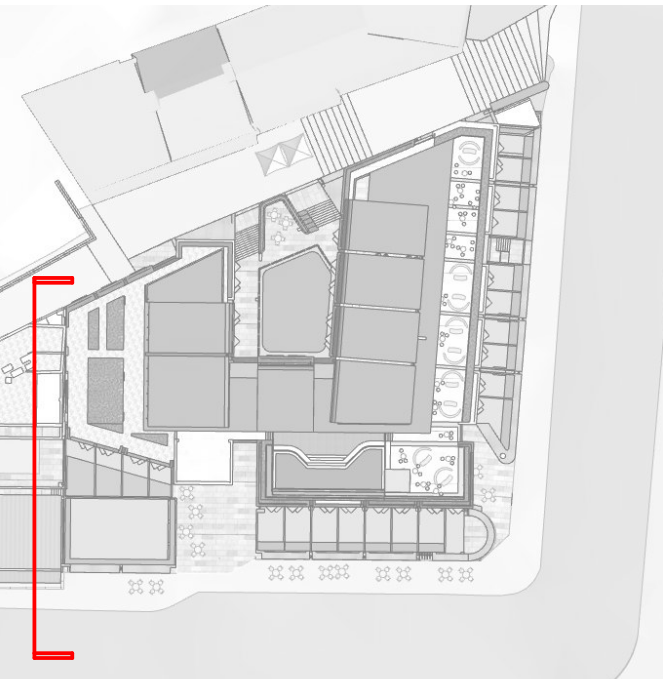
1 ELEVATION Cambridge Street Elevation
1:200

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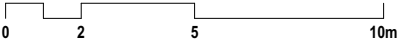
Elevations West Elevation (Cambridge Street) **Scale** 1:200 @ A1

Project Code FEQH **First Issued** 21/11/2022

Sheet No. DA-3002 **Rev** 01



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Legend

[FT01]
'Harbour Bridge grey' toned metal-framed portals with performance shopfront glazing. The 'Feneko 6' (or similar) grey colour is warm, and recalls the industrial roots of The Rocks.

[FT02]
Sandstone toned precast portal frames, expressive of heritage morphology sale, grain and materials. System also features bronze and copper-toned mineral-finish aluminium and sandstone toned precast or GRC vertical blades to the upper level retail levels. The blades frame views, provide sun light control, and provide a finer grain articulation. The blades are also symmetrical about the portal centreline, in-keeping with the prevailing established street wall character.

[FT03]
Feature column, with sculptural copper-toned aluminium cladding

[FT04]
Similar to FT02 in form and materials, but includes a retail terrace with glass balustrade fixed behind vertical blades and retractable glazed doors to the retail interiors.

[FT05]
Perforated masonry wall, recalling the natural sandstone strata line. The detail and material are subject to future public art collaboration, however the material must be robust and permeable for light and air transmission to the retail within.

[FT06]
Bronze-toned aluminium framed full height retail shopfront glazing with bronze-toned mineral-finish aluminium spandrels.

[FT07]
Red brick/masonry facade system with copper-toned features. System includes hotel bay windows of copper-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

[FT08]
Blonde brick/masonry facade system with bronze-toned features. System includes hotel bay windows of bronze-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

[FT09]
Performance IGU system with dark-grey coloured aluminium framing and spandrels

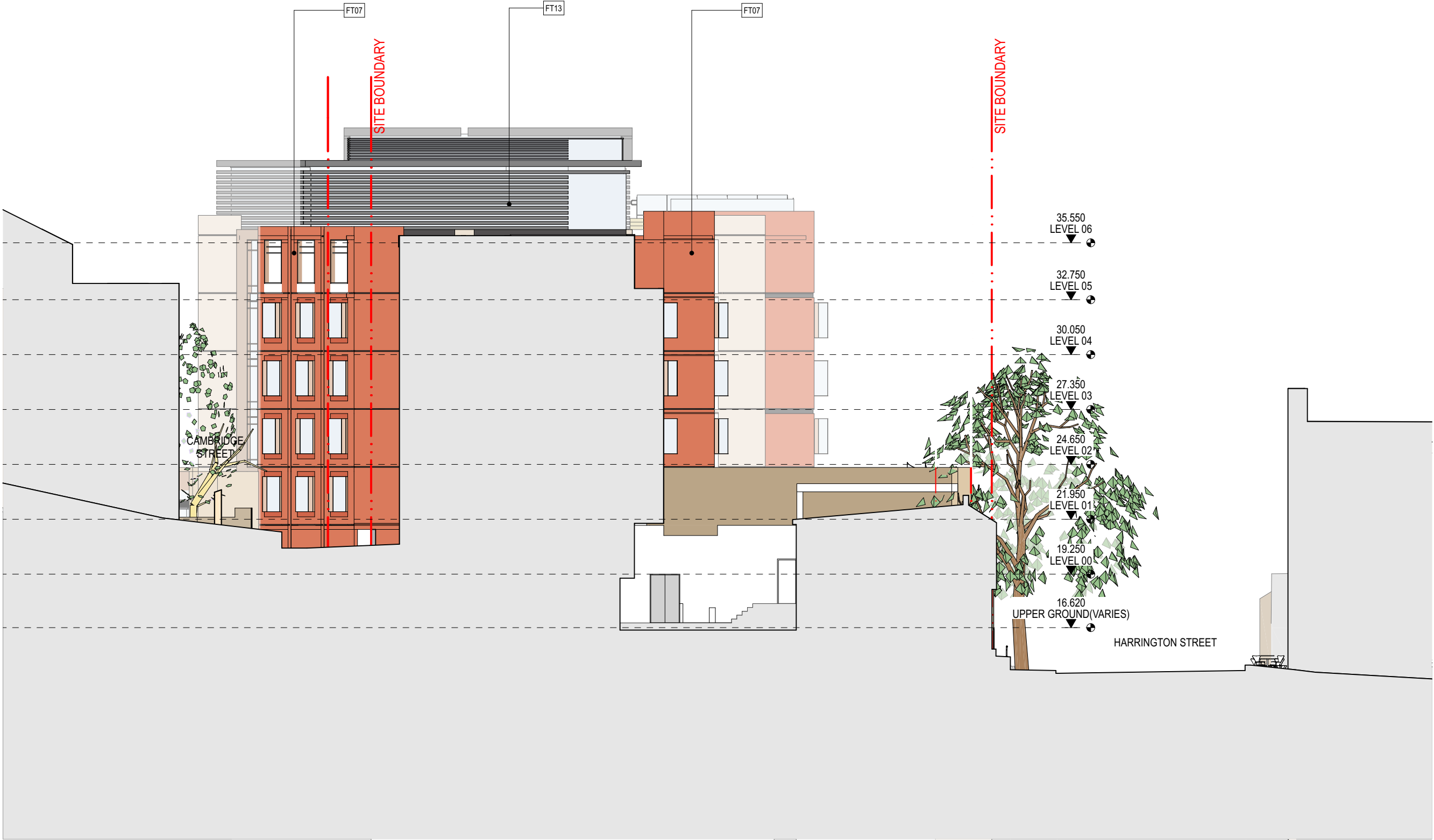
[FT10]
Performance IGU system with bronze-toned aluminium framing and spandrels

[FT11]
Performance IGU system with copper-toned aluminium framing and spandrels

[FT12]
Prolled dark-grey insulated metal roof, with recessed articulation reflective of facade modulation and heritage scale, and to conceal drainage.

[FT13]
Dark-grey frameless aluminium louvers

[FT14]
Performance IGU shopfront glazing and clerestory performance IGU with dark-grey coloured aluminium framing and operable double doors to terrace.



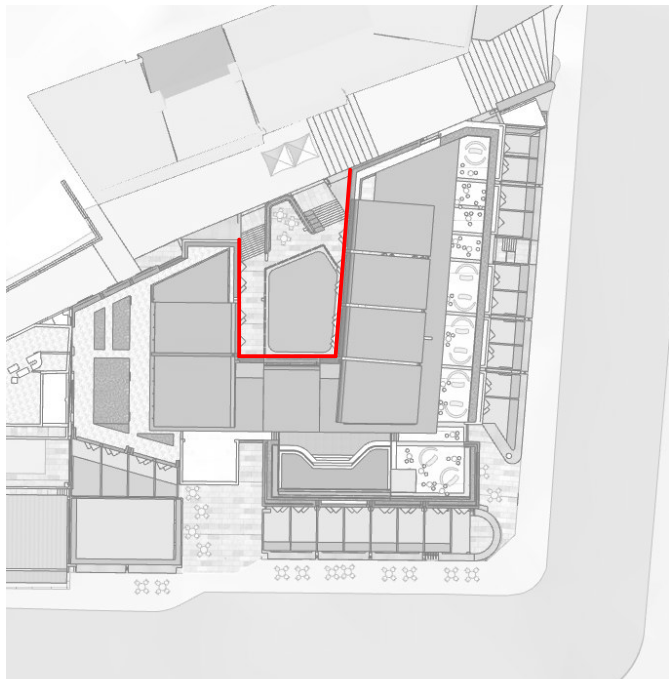
1 ELEVATION South Elevation
1:200

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SYDNEY NSW 2000

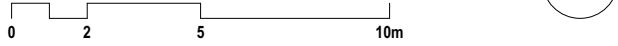
Elevations	Scale
South Elevation	1:200 @ A1

Project Code	First Issued
FEQH	21/11/2022

Sheet No.	Rev
DA-3003	01



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Legend

FT01 'Harbour Bridge grey' toned metal-framed portals with performance shopfront glazing. The 'Ferreco 6' (or similar) grey colour is warm, and recalls the industrial roots of The Rocks.

FT02
Sandstone toned precast portal frames, expressive of heritage morphology sale, grain and materials. System also features bronze and copper-toned mineral-finish aluminium and sandstone toned precast or GRC vertical blades to the upper level retail levels. The blades frame views, provide sun light control, and provide a finer grain articulation. The blades are also symmetrical about the porta centreline, in-keeping with the prevailing established street wall character.

FT03 Feature column, with sculptural copper-toned aluminium cladding

FT04 Similar to FT02 in form and materials, but includes a retail terrace with glass balustrade fixed behind vertical blades and retractable glazed doors to the retail interiors.

FT05 Perforated masonry wall, recalling the natural sandstone strata line. The detail and material are subject to future public art collaboration; however the material must be robust and permeable for light and a transmission to the retail within.

FT06
Bronze-toned aluminium framed full height retail shopfront glazing with bronze-toned mineral-finish aluminium spandrels.

FT07 Red brick/masonry facade system with copper-toned features. System includes hotel bay windows of copper-toned aluminium framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT08 Blonde brick/masonry facade system with bronze-toned features. System includes hotel bay windows of bronze-toned aluminum framing, performance IGU with fixed external bronze-toned perforated screen to operable window for mixed-mode ventilation.

FT09 Performance IGU system with dark-grey coloured aluminium frame and spandrels

FT10 Performance IGU system with bronze-toned aluminium framing and spandrels

FT11 Performance IGU system with copper-toned aluminium framing and spandrels

FT12
 Profiled dark-grey insulated metal roof, with recessed articulation
 reflective of facade modulation and heritage scale, and to conceal
 drainage.

FT13
Dark-grey frameless aluminium louven

FT14 Performance IGU shopfront glazing and clerestory performance IGU with dark-grey coloured aluminium framing and operable double doors to terrace.



1 ELEVATION Internal North Elevation
1:200

2 ELEVATION Internal East Elevation
1:200

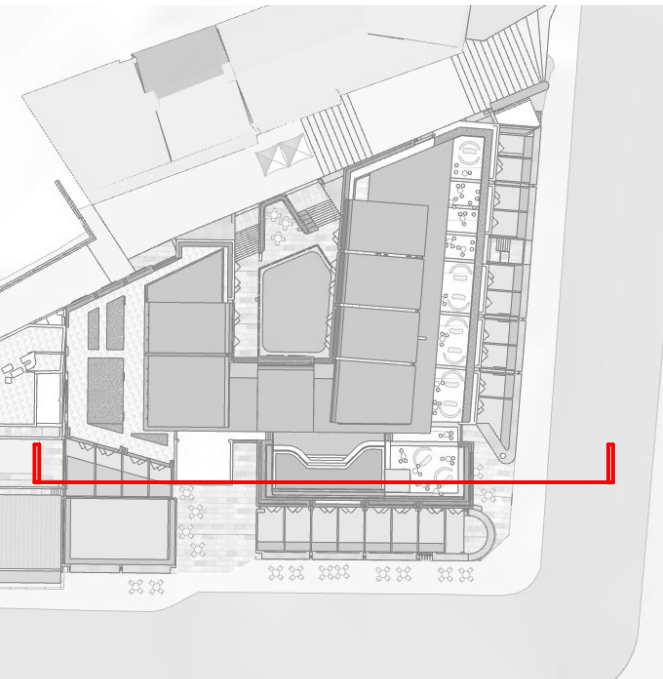
3 ELEVATION Internal South Elevation
1:200

Quincy Sydney
35-55 HARRINGTON STREET,
SYDNEY NSW 2000

Elevations	Scale
Internal Elevation	1:200 @ A1

Project Code	First Issued
FEQH	21/11/2022

Sheet No.	Rev
DA-3004	01

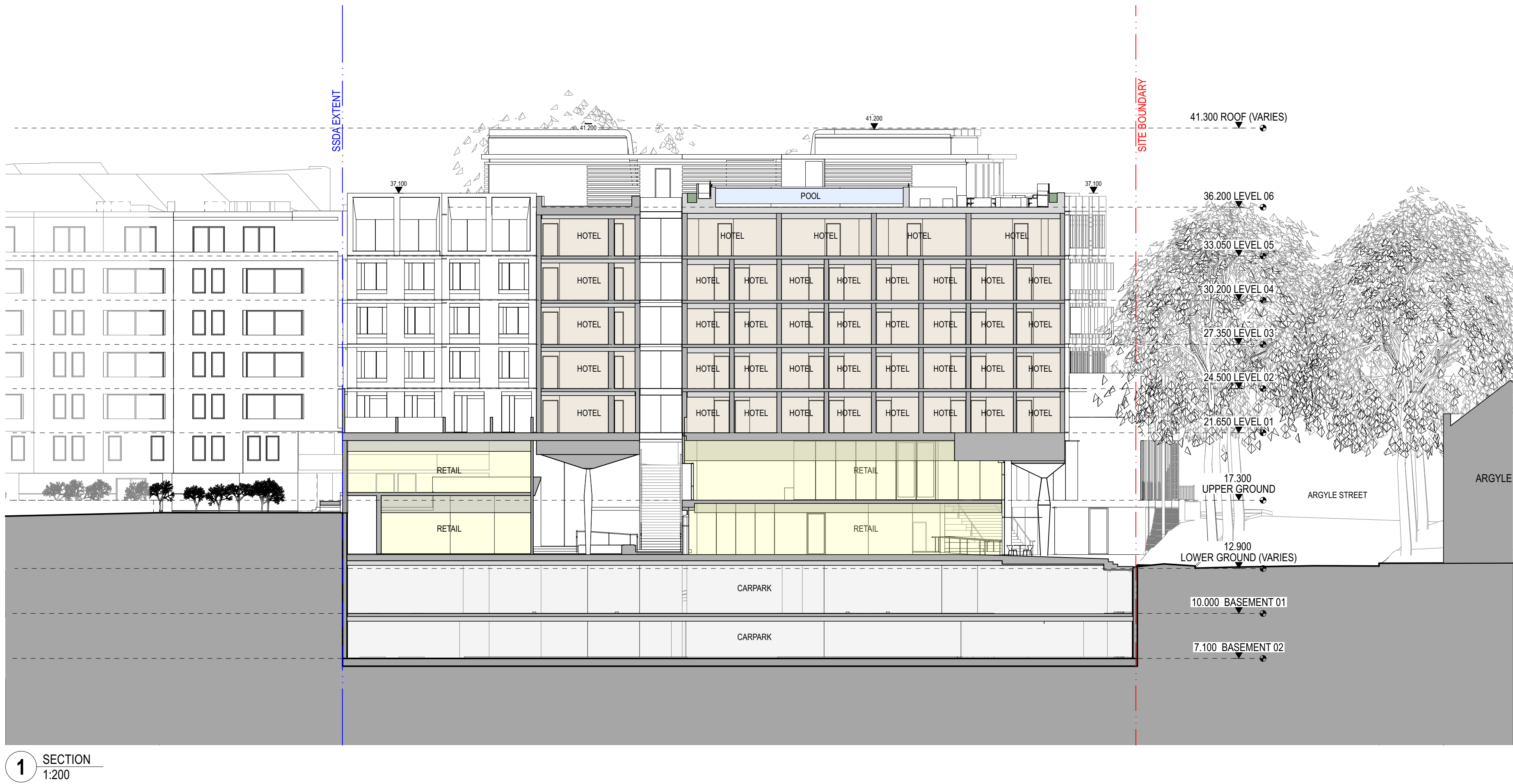


fjmtstudio

0 2 5 10m

- 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



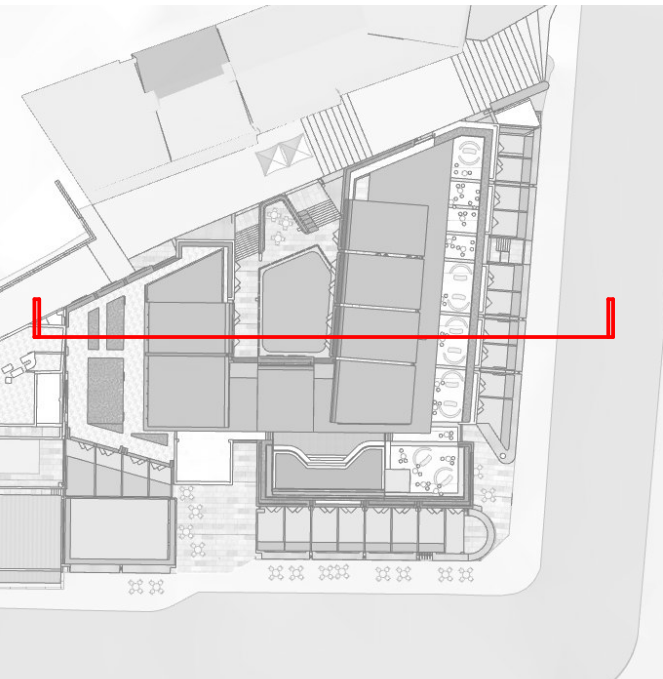
1 SECTION
1:200

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SYDNEY NSW 2000

Sections **Scale**
Section 01 1:200 @ A1

Project Code **First Issued**
FEQH 21/11/2022

Sheet No. **Rev**
DA-4001 01

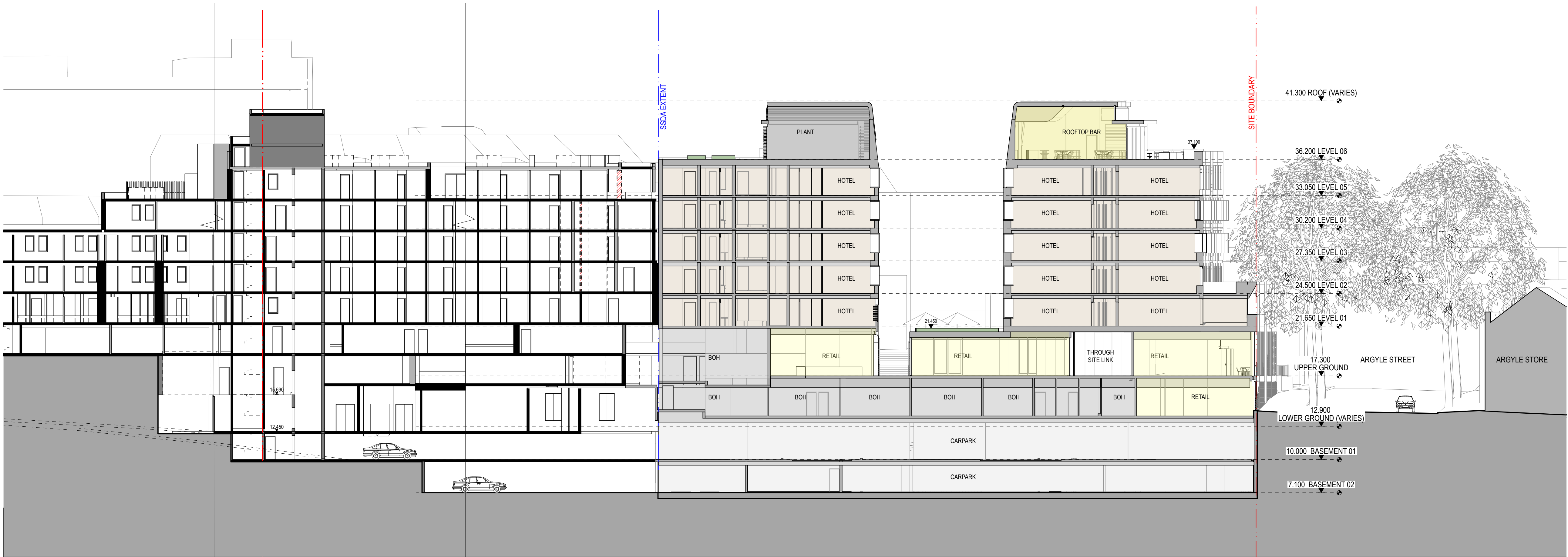


fjmtstudio

0 2 5 10m

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 - All levels relative to 'Australian Height Datum'.
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Legend



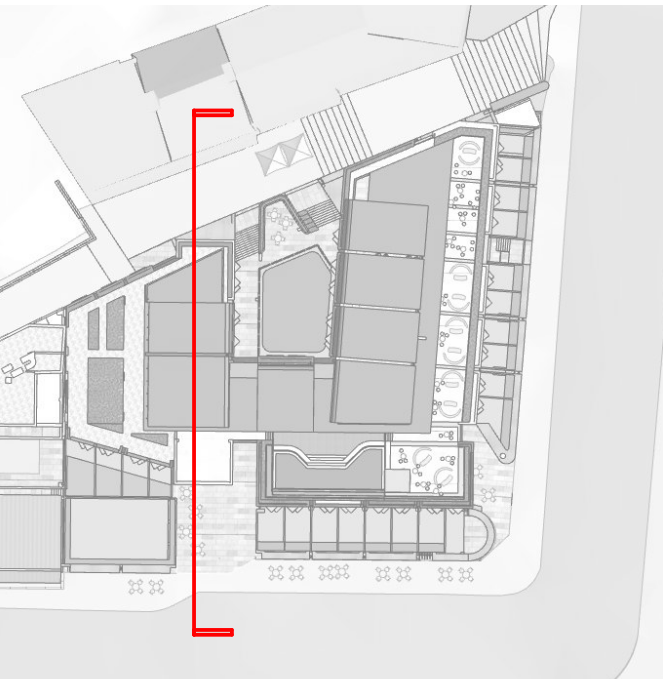
1 SECTION
1:200

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Sections **Scale**
Section 02 1:200 @ A1

Project Code **First Issued**
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Sheet No. **Rev**
DA-4002 01

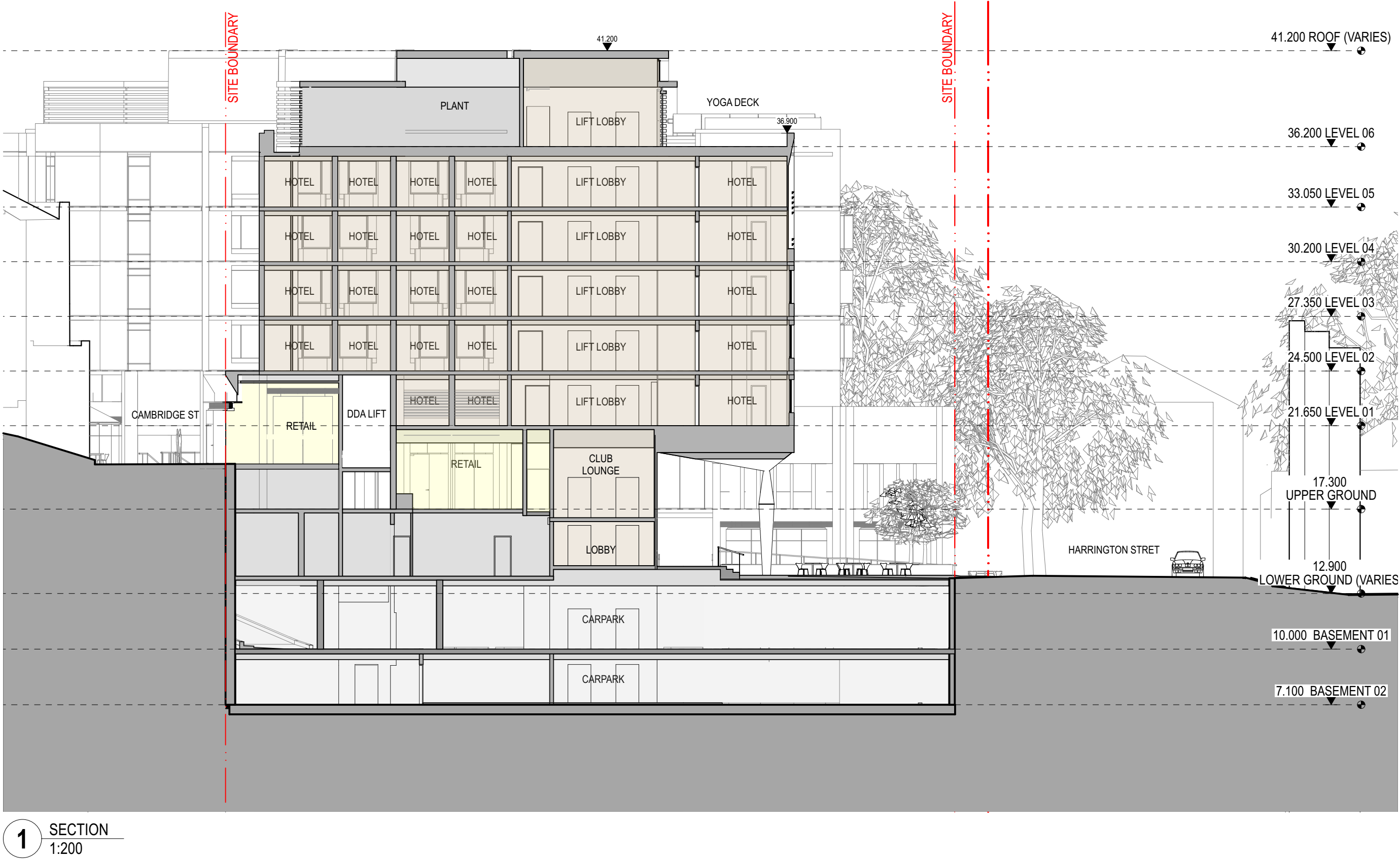


fjmtstudio

0 2 5 10m

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 - All levels relative to 'Australian Height Datum'.
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Legend

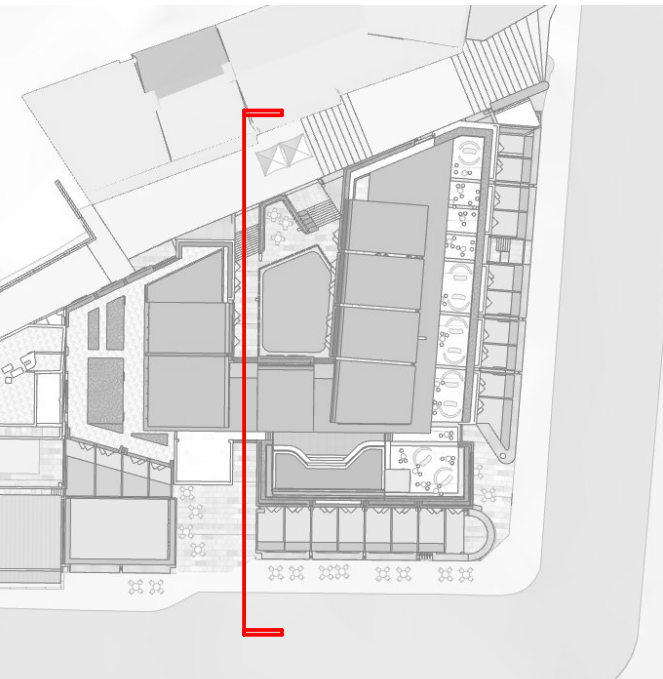


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Sections **Scale**
Section 03 1:200 @ A1

Project Code **First Issued**
FEQH 21/11/2022

Sheet No. **Rev**
DA-4003 01



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0 2 5 10m

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 - Use figured dimensions only.

Legend

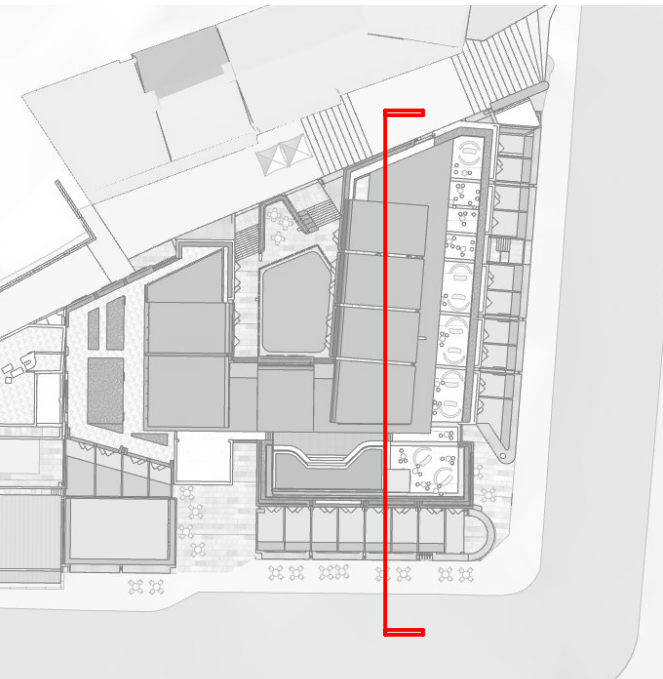


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Sections **Scale**
Section 04 1:200 @ A1

Project Code **First Issued**
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Sheet No. **Rev**
DA-4004 01

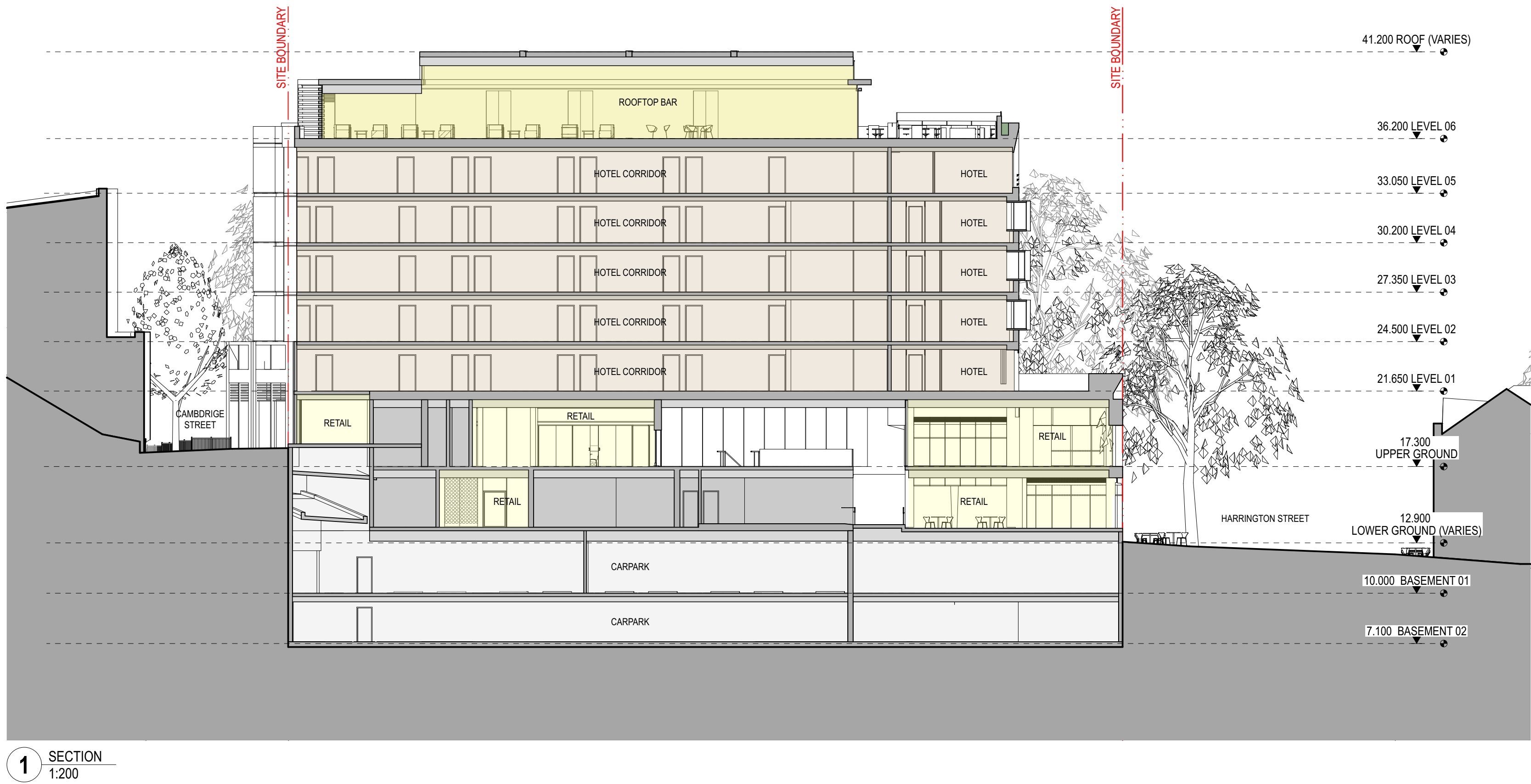


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0 2 5 10m

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 - All levels relative to 'Australian Height Datum'.
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Legend



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Sections **Scale**
Section 05 1:200 @ A1

Project Code **First Issued**
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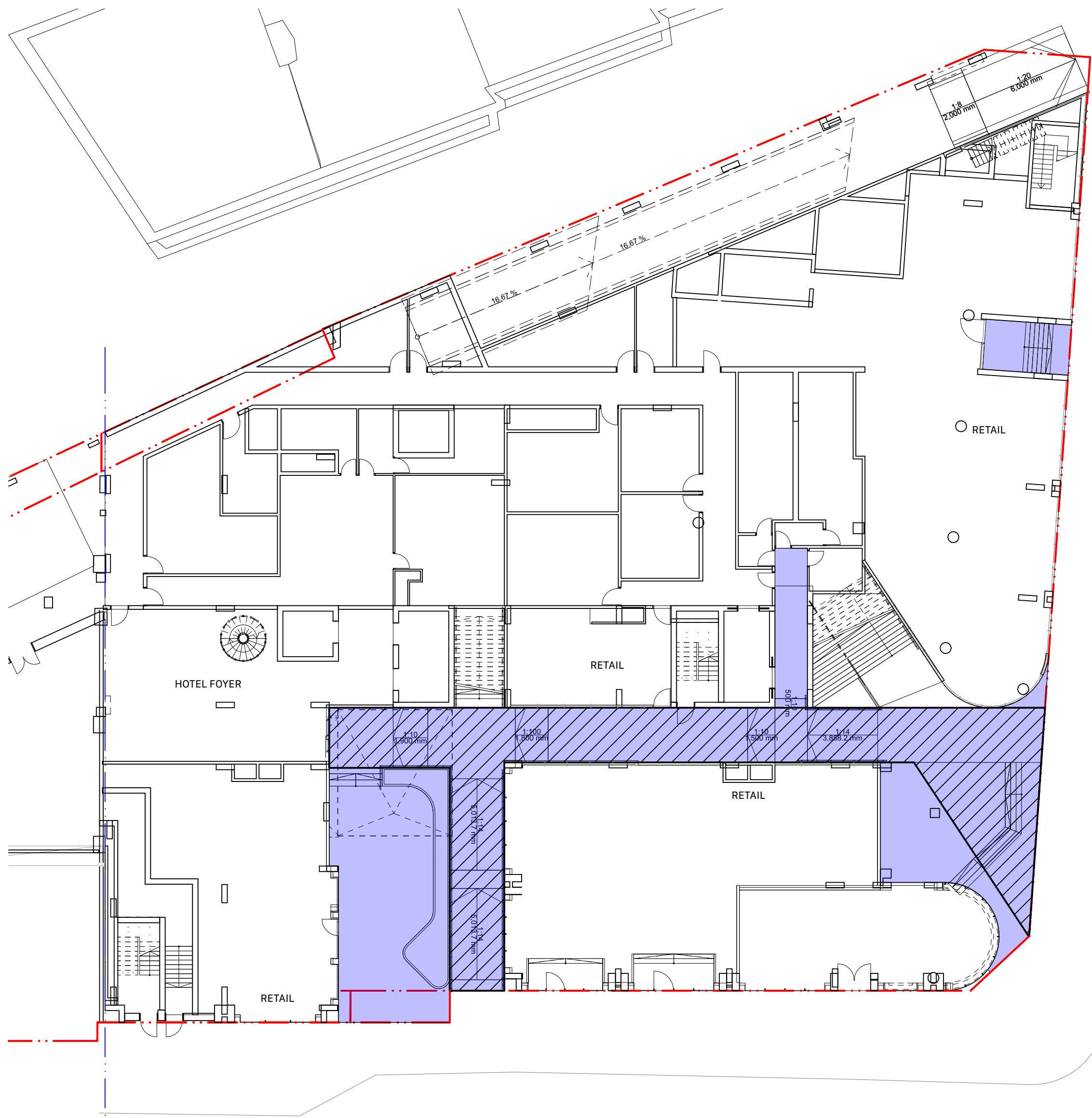
Sheet No. **Rev**
DA-4005 01



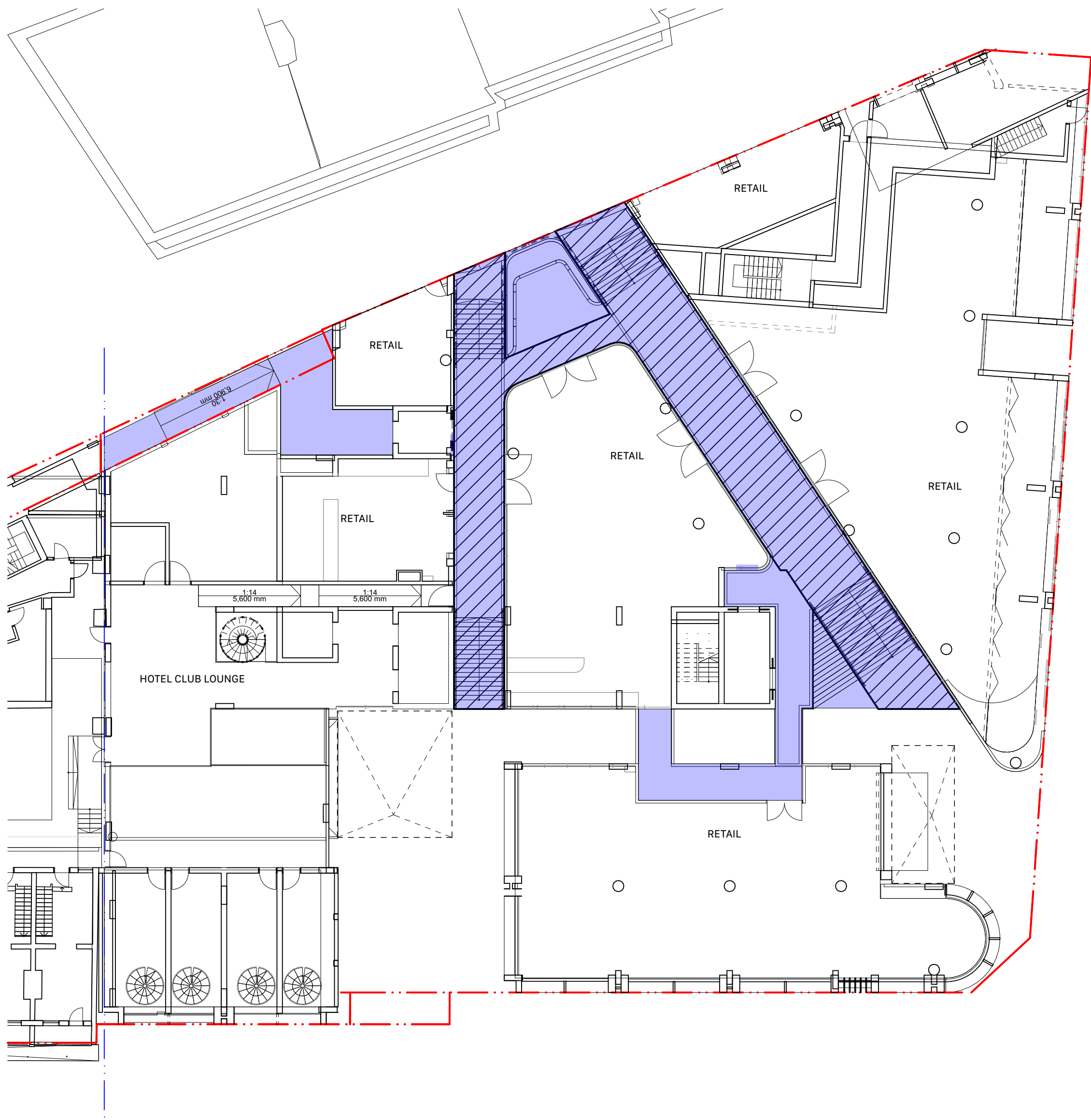
- General notes**
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 - Use figured dimensions only.

Legend

- EXTERNAL PUBLIC SPACE: 666m²
- THROUGHSITE LINK: 395m²



1 PLAN Lower Ground
1:200



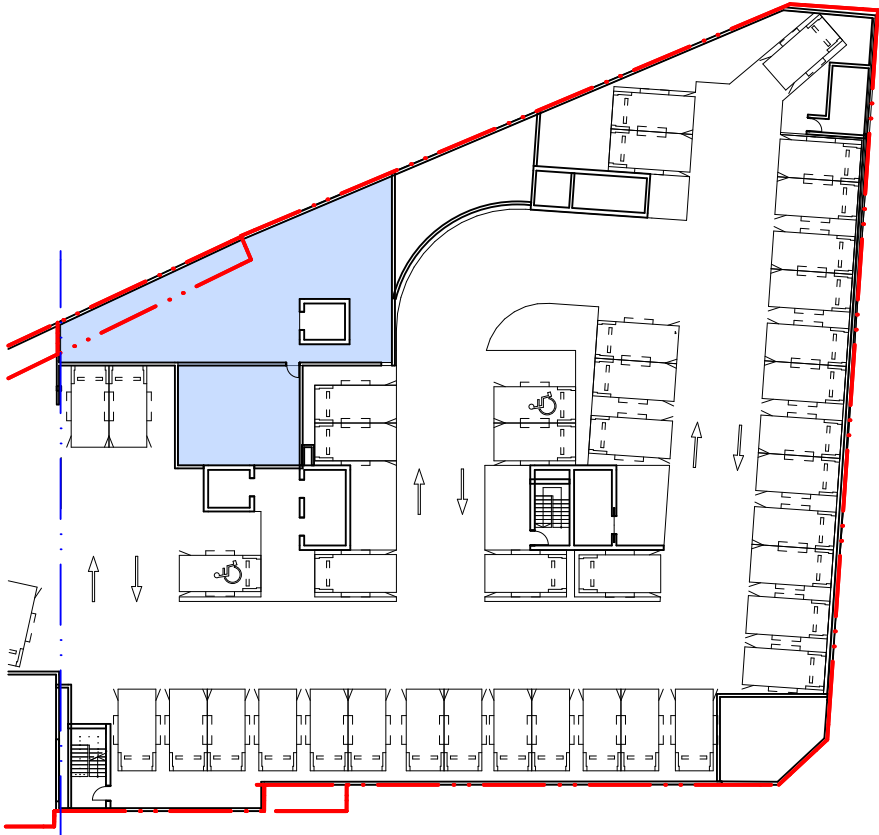
2 PLAN Upper Ground
1:200

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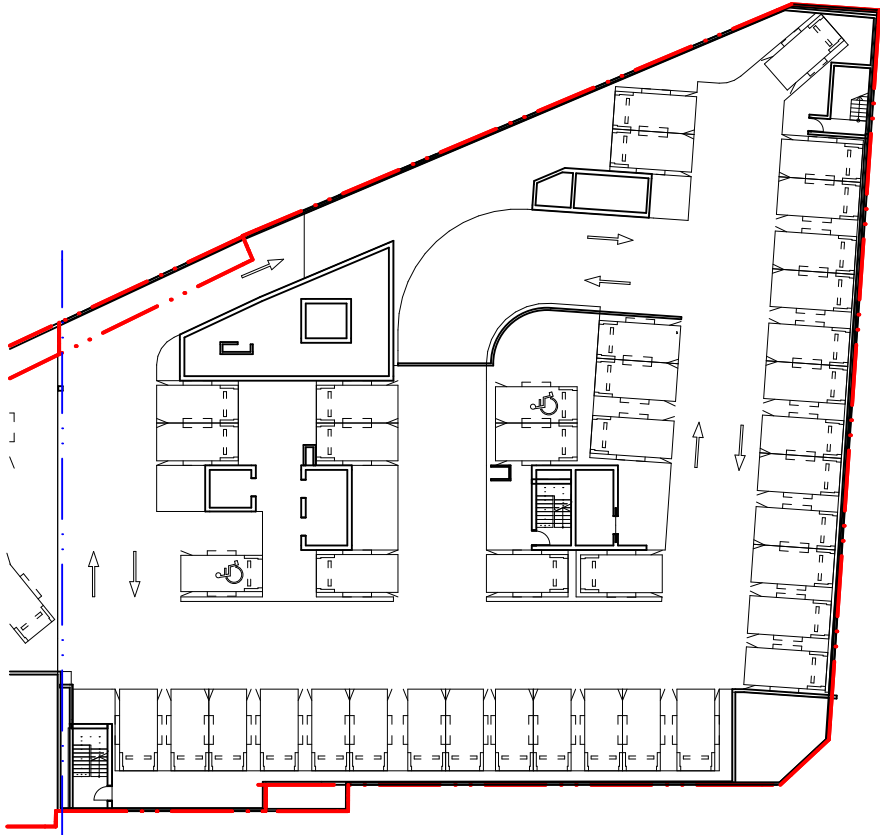
Diagrams DDA Through Site Access **Scale** No Scale @ A1

Project Code FEQH **First Issued** 21/11/2022

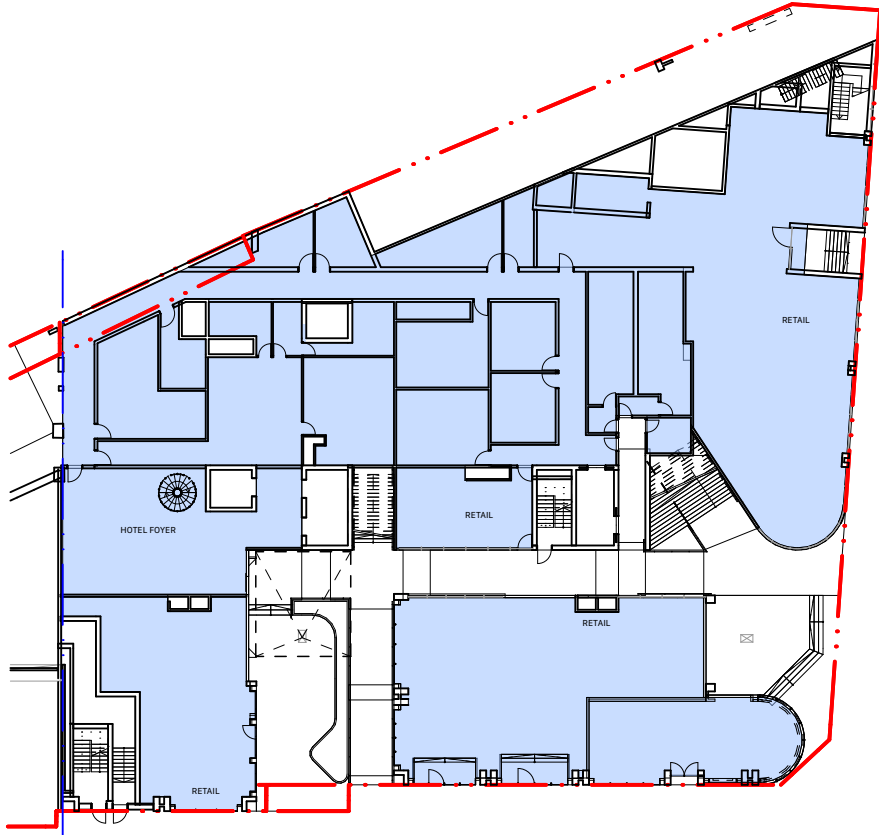
Sheet No. DA-5001 **Rev** 01



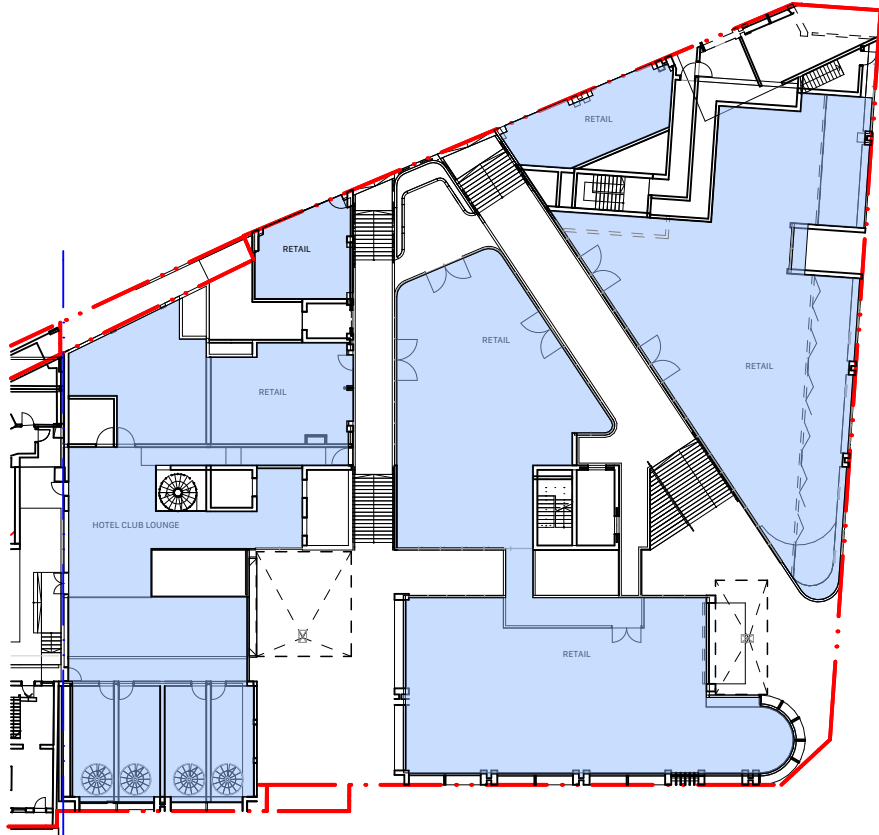
1 PLAN Basement 02
1:500



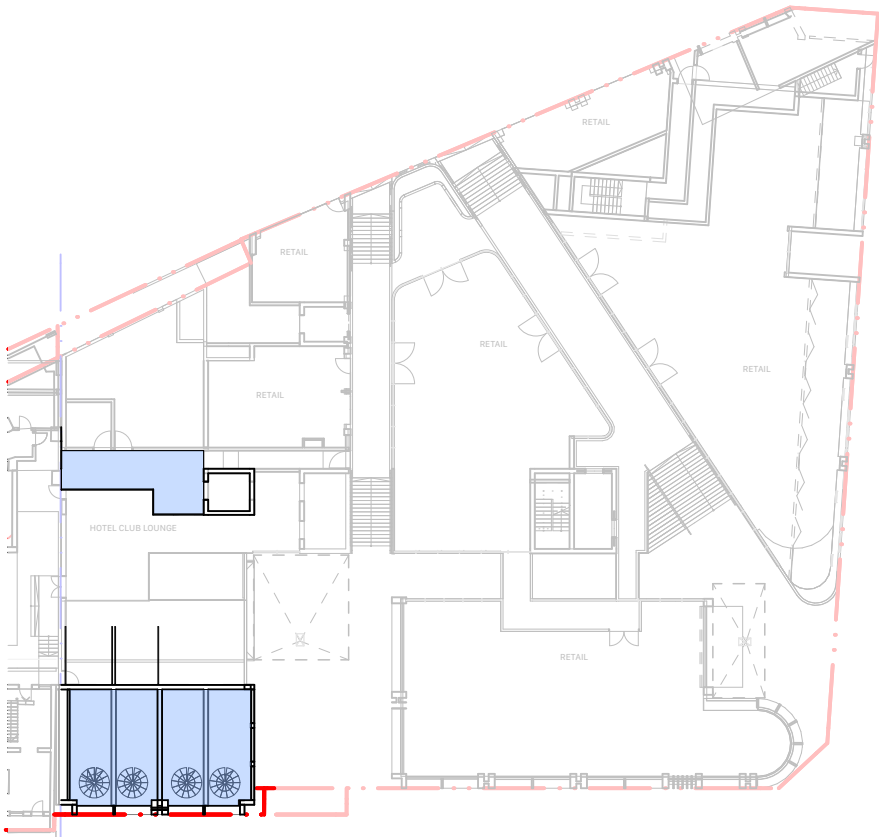
2 PLAN Basement 01
1:500



3 PLAN Lower Ground
1:500



4 PLAN Upper Ground
1:500



5 PLAN Level 00
1:500



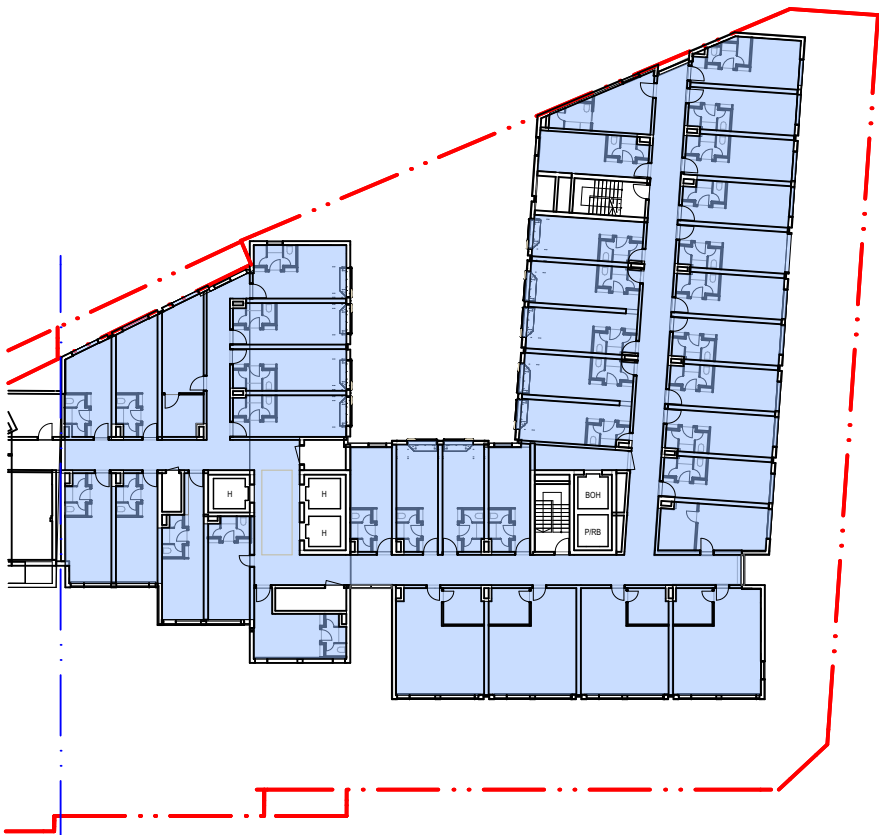
6 PLAN Level 01
1:500



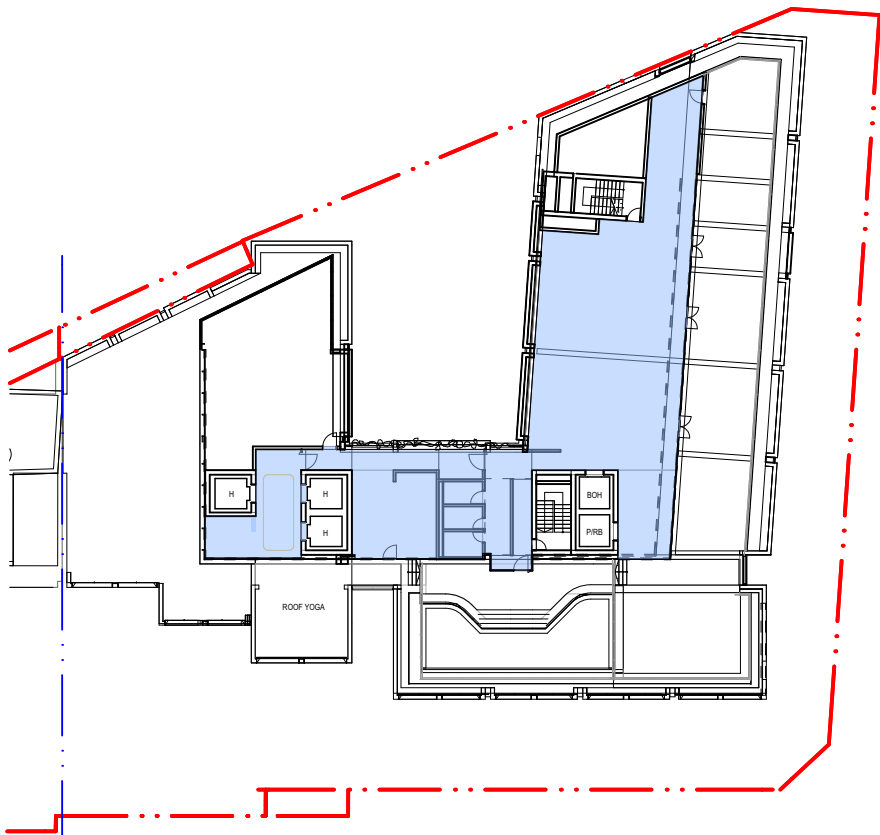
7 PLAN Level 02
1:500



8 PLAN Level 03-04
1:500



9 PLAN Level 05
1:500



10 PLAN Level 06
1:500

General notes

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Legend

GFA

Area (m2)	
Level 06	333.8
Level 05	1,133.5
Level 04	1,143.9
Level 03	1,143.9
Level 02	1,142.2
Level 01	1,040.6
Level 00	120.7
Upper Ground	1,276.4
Lower Ground	1,435.7
B2	210.1
8,980.8 m²	

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Diagrams
GFA Diagram

Scale
No Scale @ A1

Project Code
FEQH

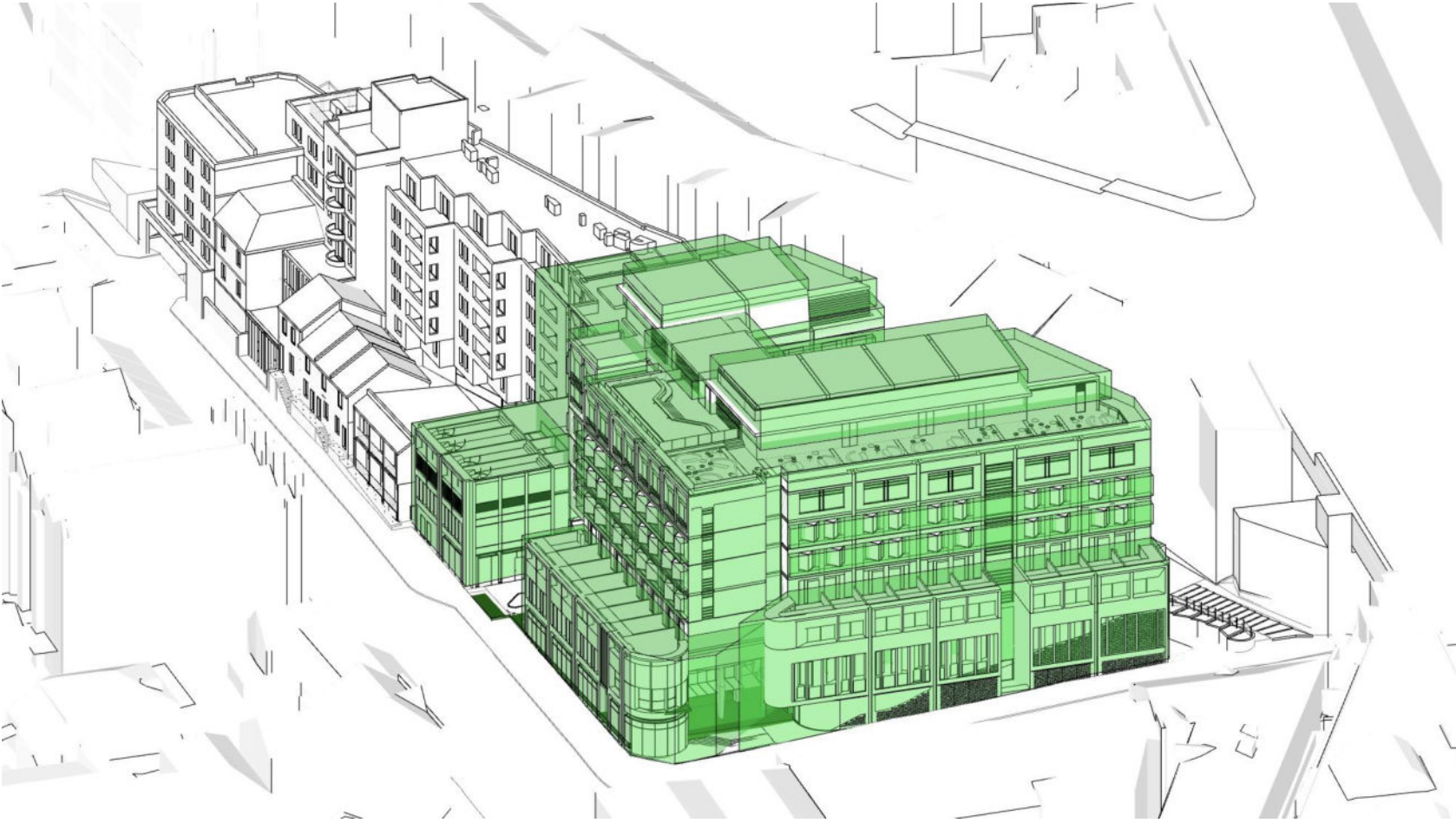
First Issued
21/11/2022

Sheet No.
DA-5002

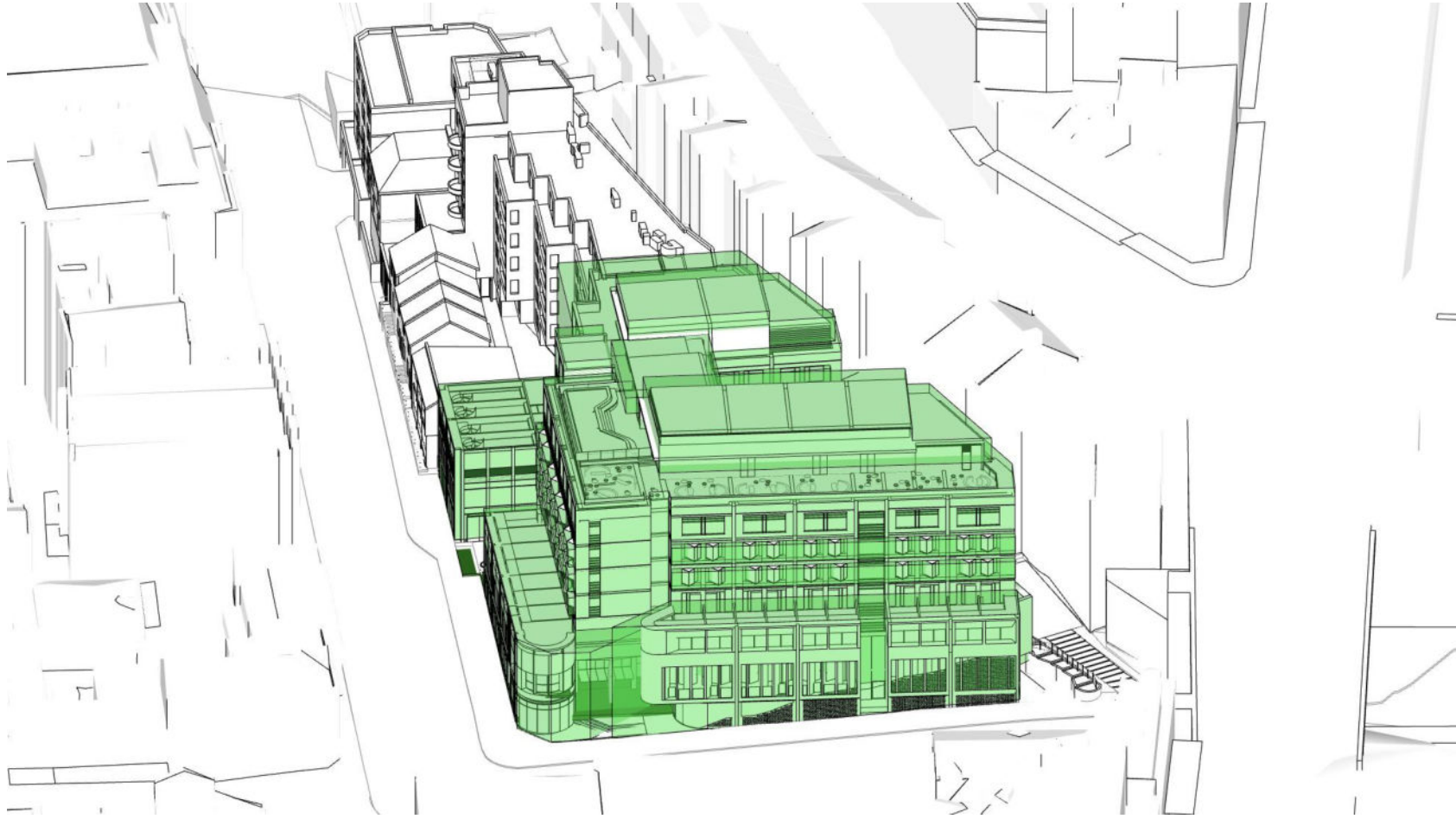
Rev
01



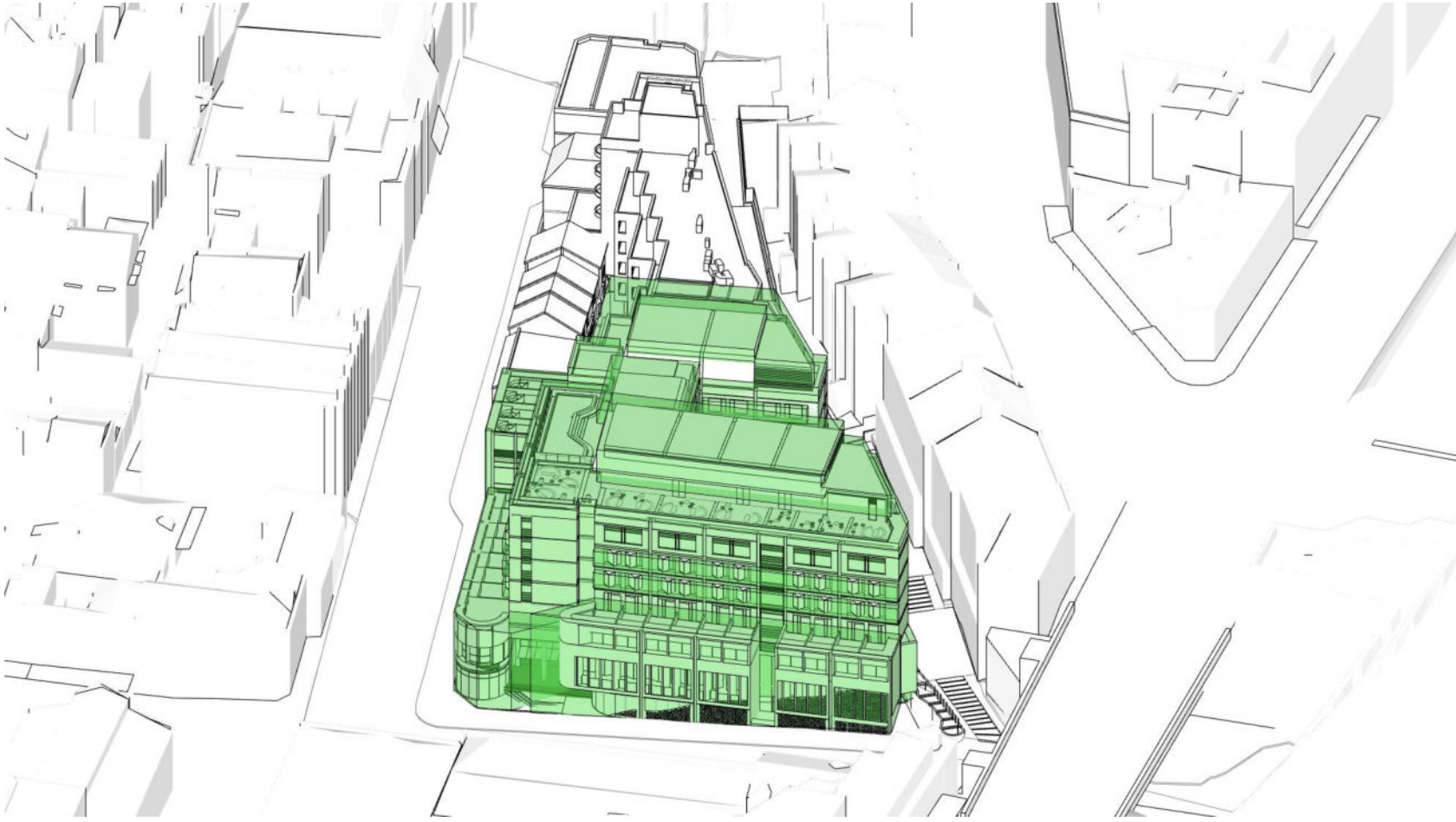
1 3D VIEW 0900 June 21st



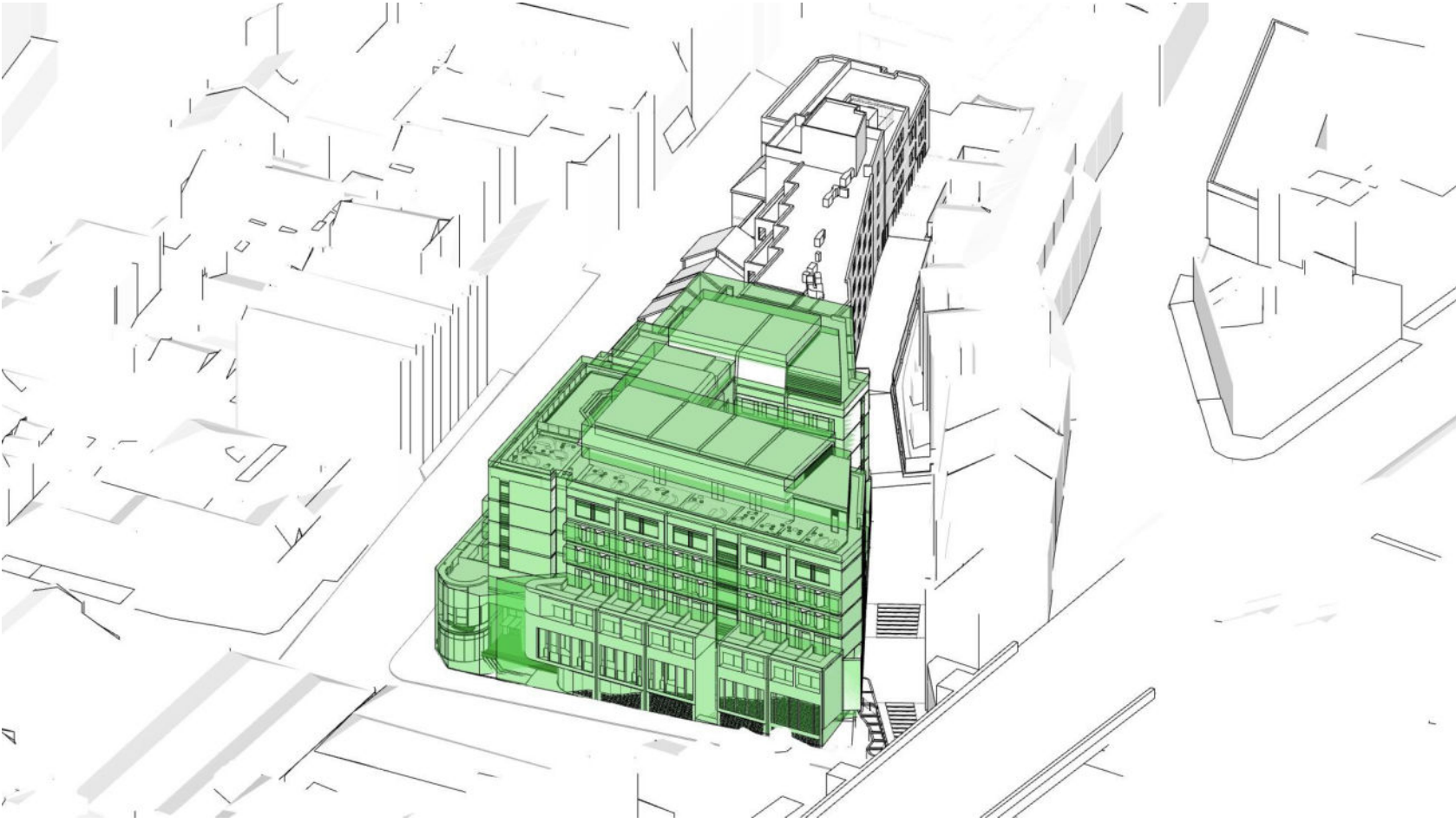
2 3D VIEW 1000 June 21st



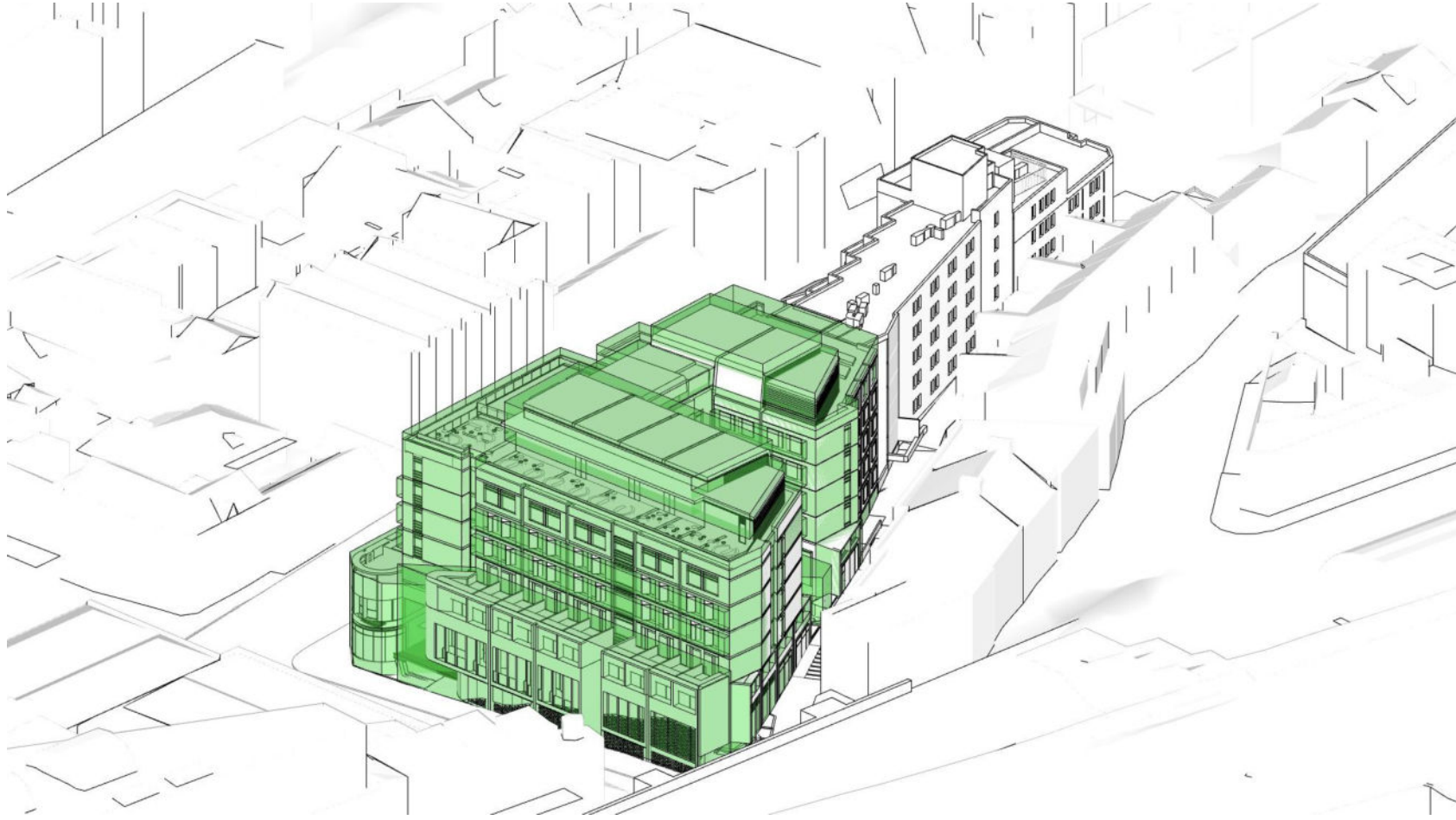
6 3D VIEW 1100 June 21st



7 3D VIEW 1200 June 21st



3 3D VIEW 1300 June 21st



4 3D VIEW 1400 June 21st



5 3D VIEW 1500 June 21st

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Legend

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SYDNEY NSW 2000

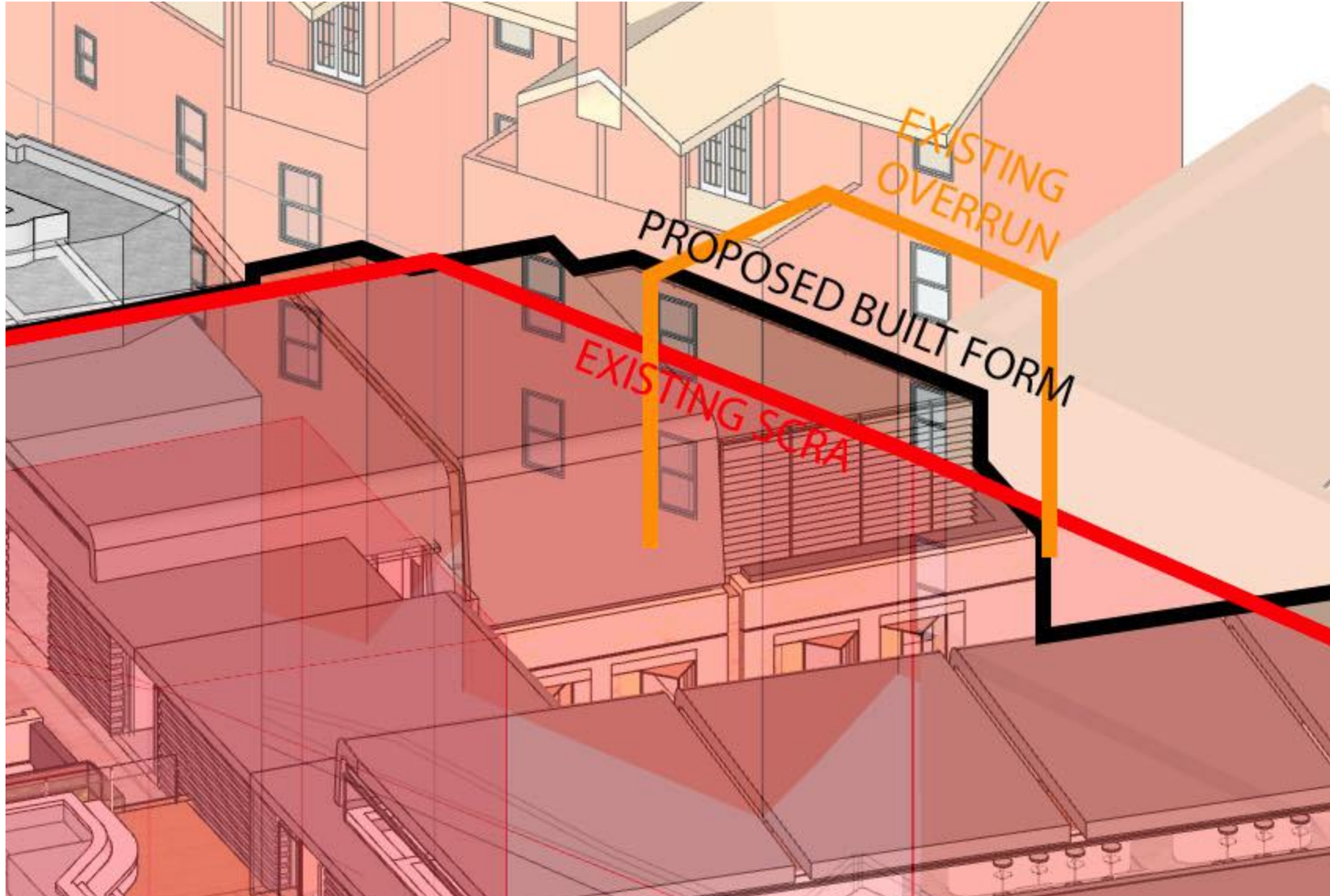
Diagrams	Scale
Sun Eye View - Solar Access Diagrams	No Scale @ A1

Project Code	First Issued
FEQH	21/11/2022

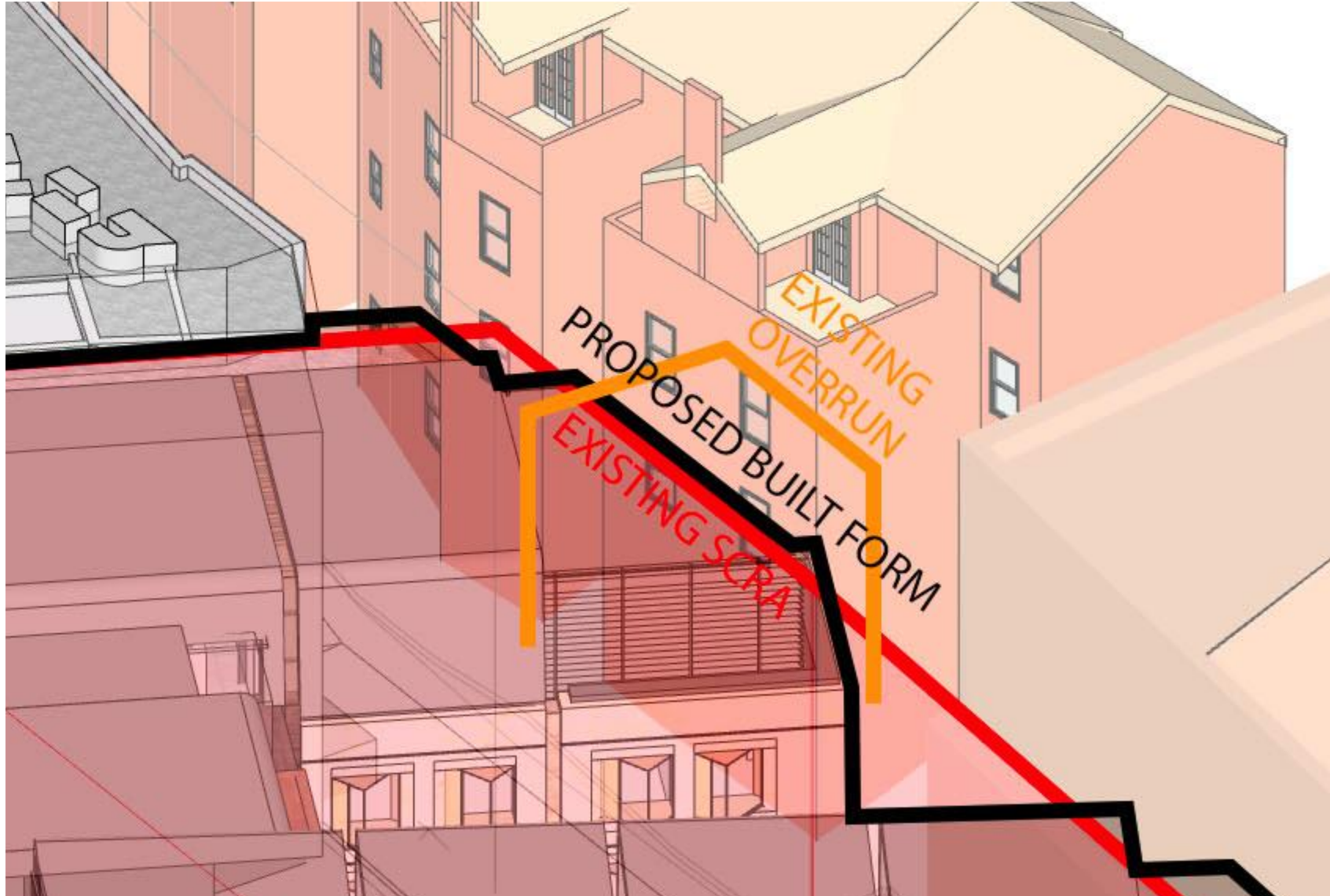
Sheet No.	Rev
DA-5011	01



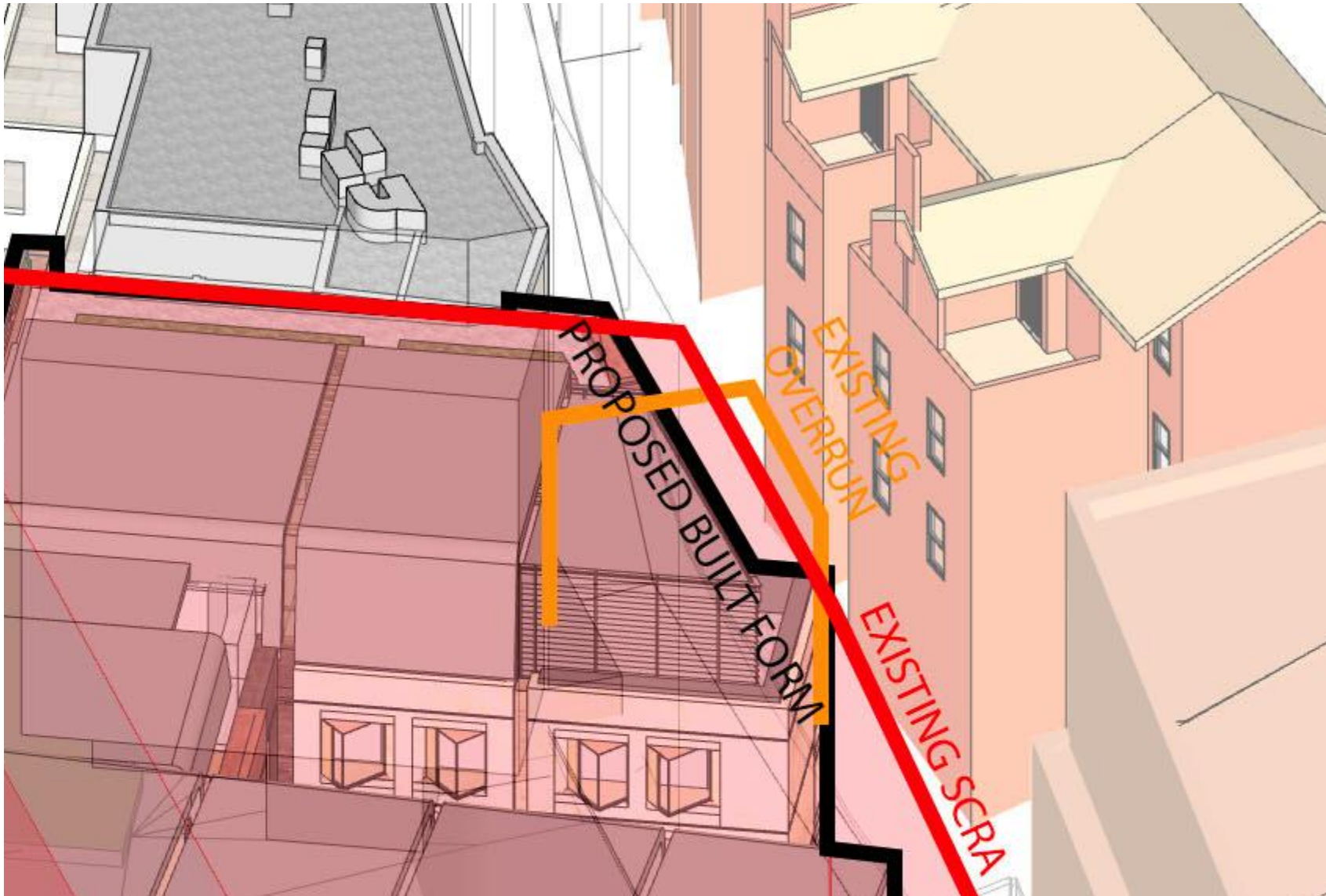
1 3D VIEW 9am



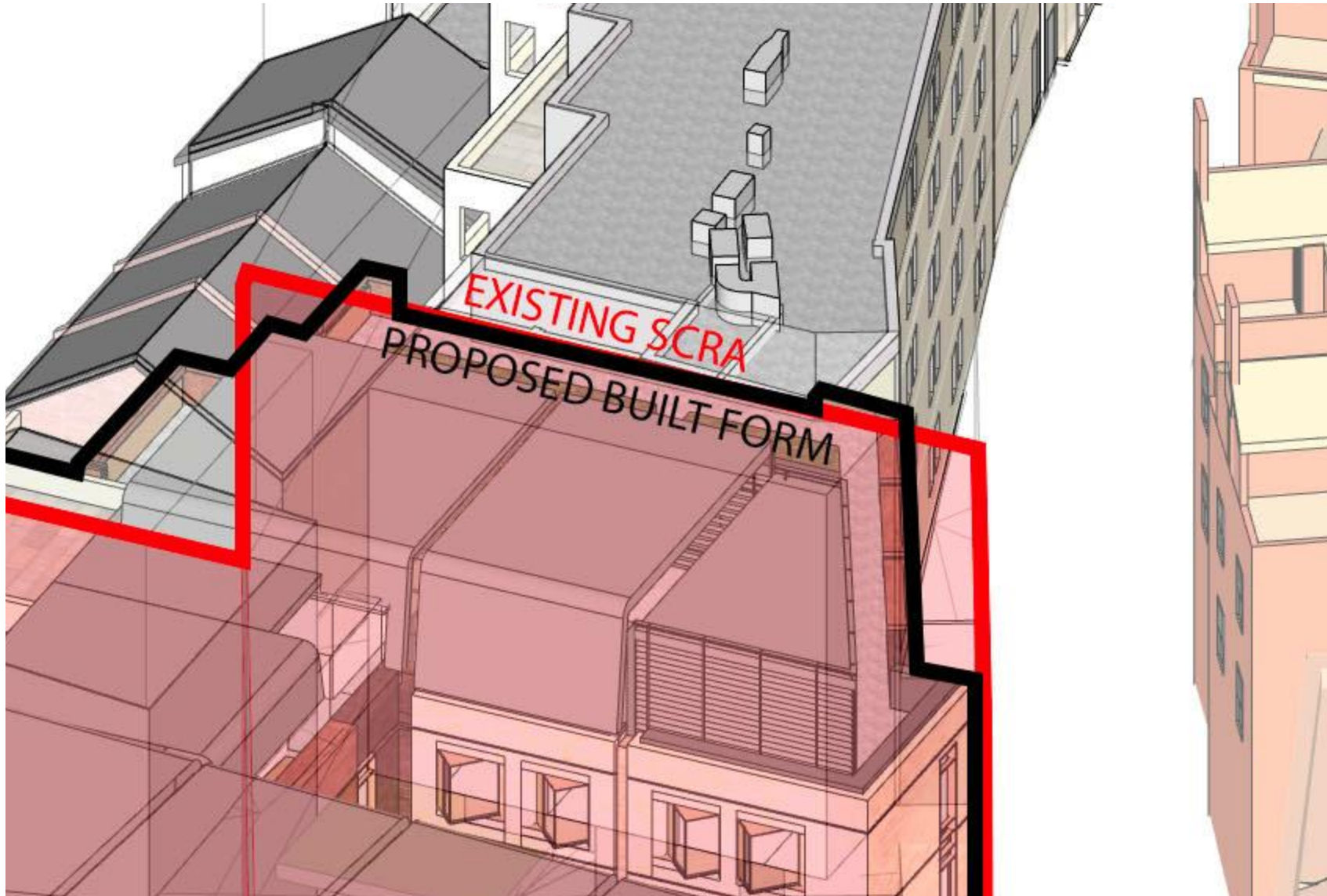
2 3D VIEW 10am



3 3D VIEW 11am



4 3D VIEW 12pm



5 3D VIEW 1pm

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Legend

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Diagrams **Scale**
Overshadowing to Gloucester No Scale @ A1
Terraces - Detail

Project Code **First Issued**
FEQH DD/MM/YYYY

Sheet No. **Rev**
DA-5012