

- 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 Composite Extrusion Panel
- BAL1 Glazed Balustrade 1
- BAL2 Glazed Balustrade 2
- BAL3 Palisade Balustrade
- BYRK1 Bicycle Rack
- GL1 Aluminium Framed Retail Glazing
- GL2 Aluminium Framed Performance Glazing
- LV1 High Level Louvre (Retail)
- LV2 External Horizontal Louvres (Blinds)
- PAV1 Paving 1
- PC1 Precast Concrete 1
- SC1 Operable Bronze Screen
- SS1 Sandstone Cladding
- TC1 Terracotta Cladding 1
- TC2 Terracotta Cladding 2
- TC3 Terracotta Cladding 3
- TC4 Terracotta Cladding 4

R	1/1/17	DA Amendment	OS	IS
P	4/8/17	DA Submission		IS
A	2/8/17	Draft DA		DN

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5381)

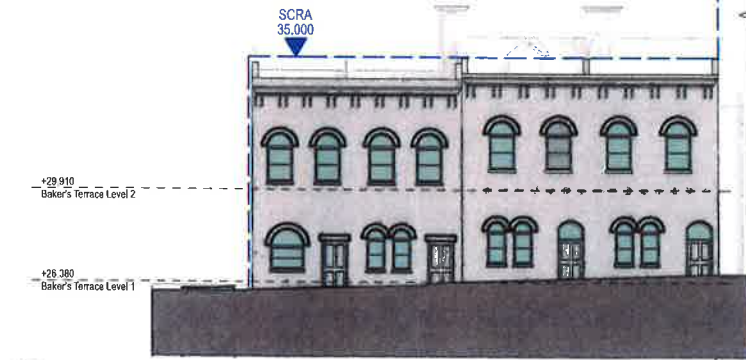
PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

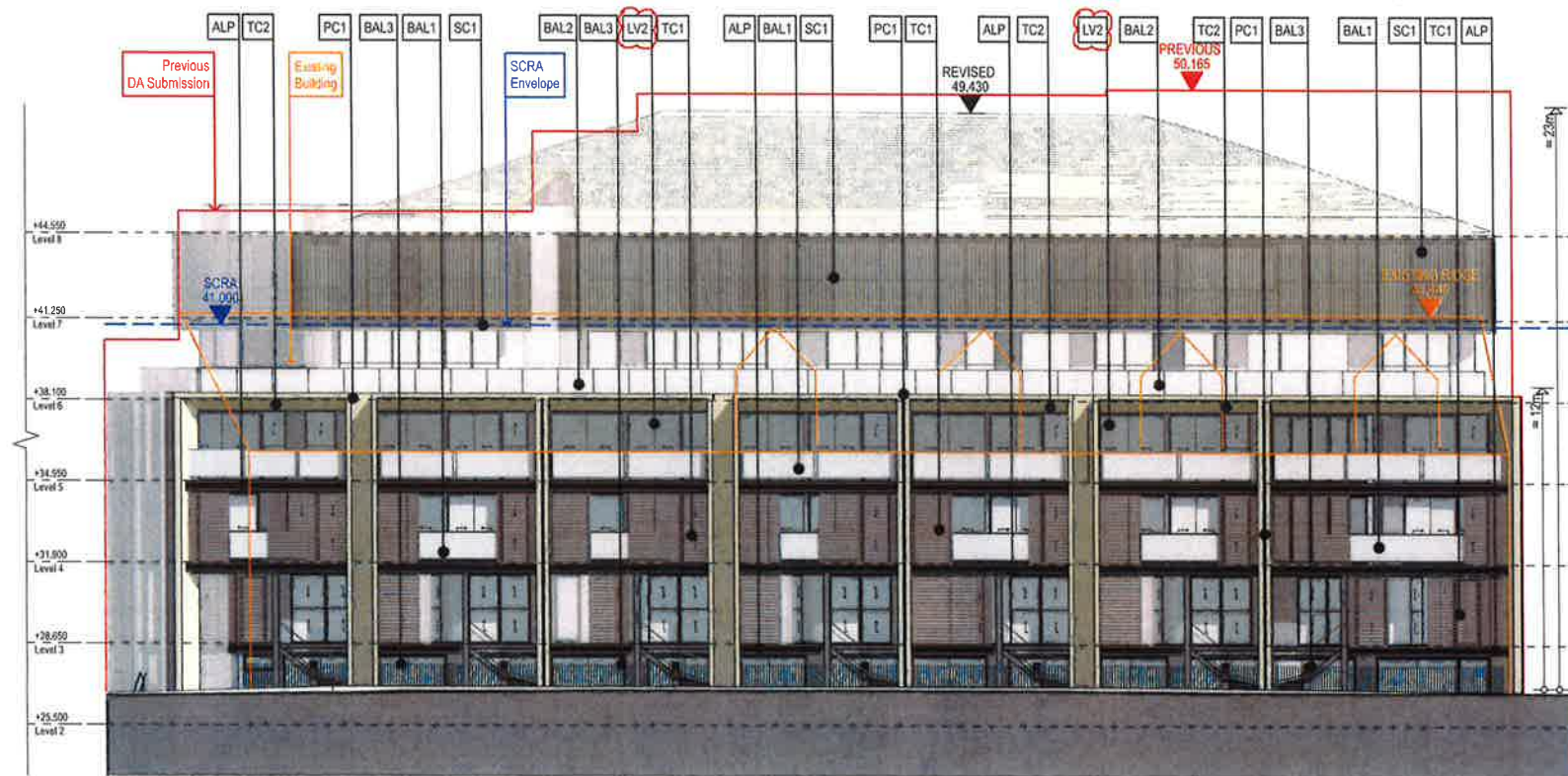
TITLE
Elevations
West Elevation (Gloucester Street)

SCALE 1:200 @ A2	PROJECT CODE
DATE 2/8/17	GA85H
SHEET NO. DA-3002	REVISION R

For Approval



1 ELEVATION West Elevation Outer
1:200 Bakers Terrace



2 ELEVATION West Elevation Outer
1:200 Block 1



NSW GOVERNMENT
Planning

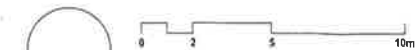
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No.....SSD 7037.....

granted on the.....12/11/18.....

Signed..........

Sheet No. 27 of 50



- GENERAL NOTES**
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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	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
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GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
LV2	External Horizontal Louvres (Blinds)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bronze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2
TC3	Terracotta Cladding 3
TC4	Terracotta Cladding 4

R	1/11/17	DA Amendment	05	IS
P	4/8/17	DA Submission		IS
A	2/8/17	Draft DA		DN

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG. NO 5301)

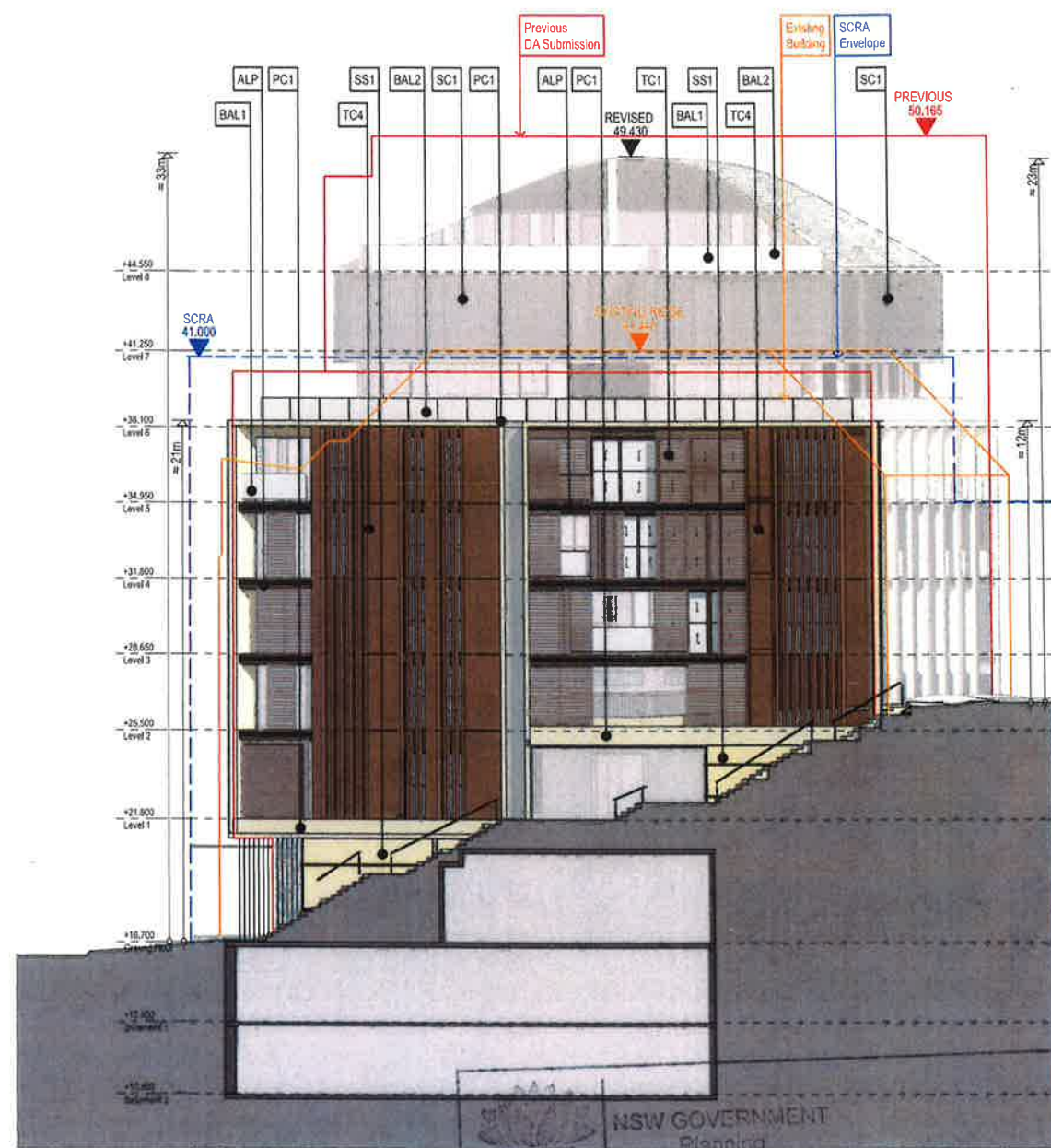
PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

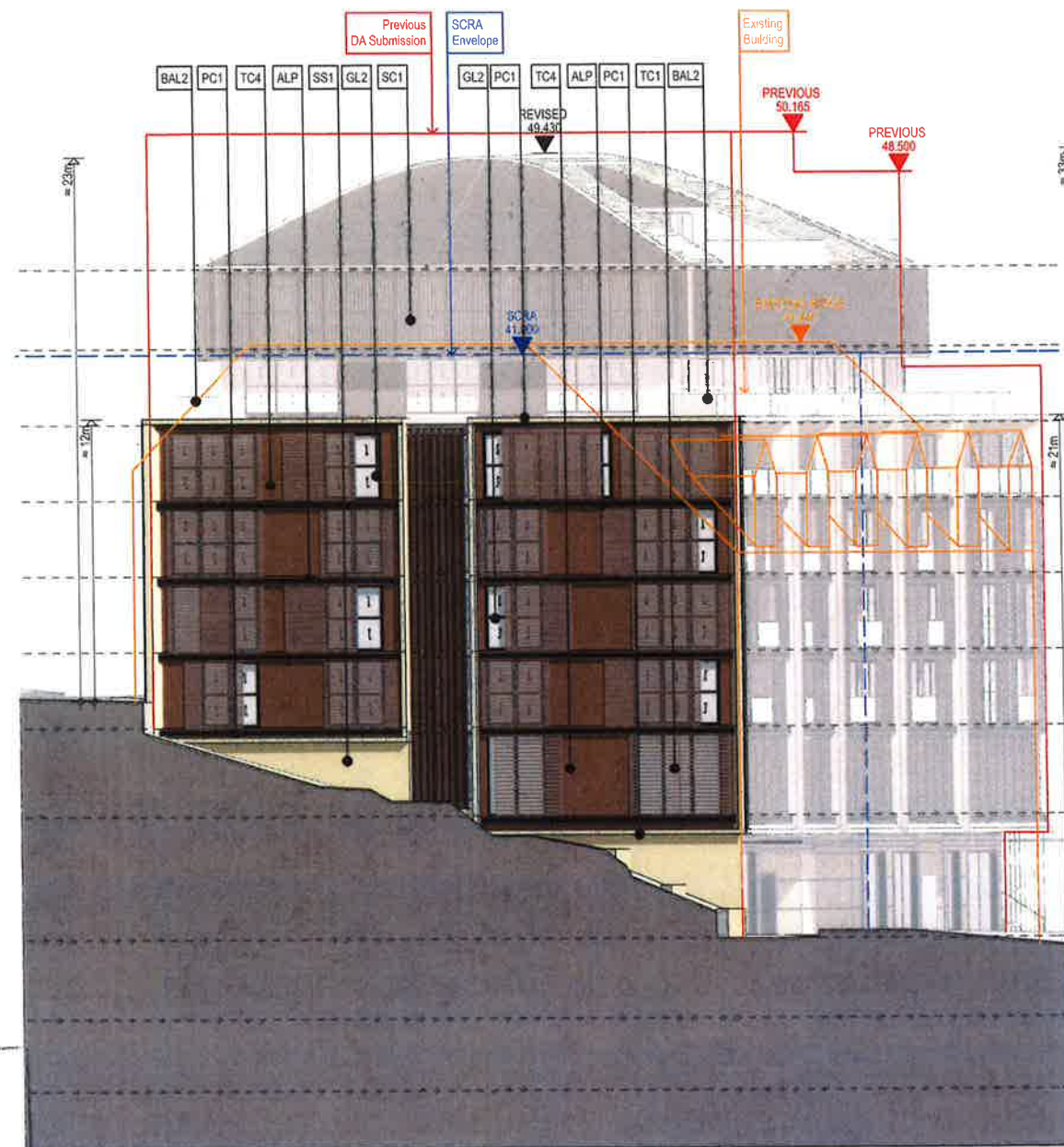
TITLE
Elevations
North / South Elevations

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	2/8/17	REVISION	R
SHEET NO.	DA-3003		

For Approval



1 ELEVATION North Elevation Outer Block 1
1:200



2 ELEVATION South Elevation Outer Block 1
1:200

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Approved Application No. SSD 7037

granted on the 12/11/18

Signed [Signature]

Sheet No. 26 of 50



- GENERAL NOTES**
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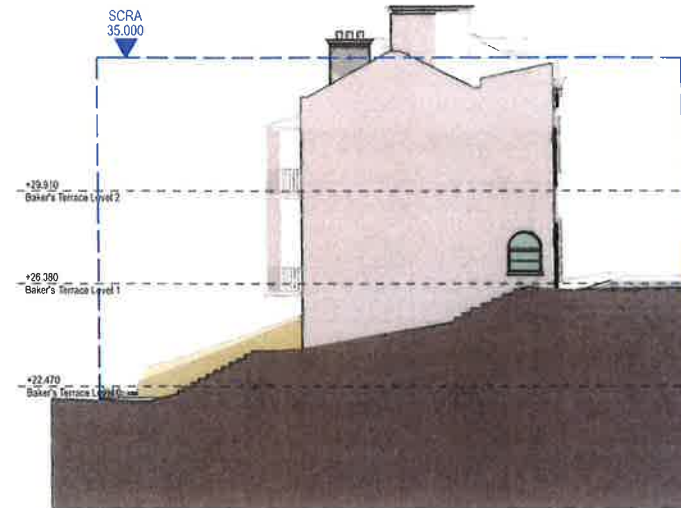
LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
I V/F WORK
RETAIL

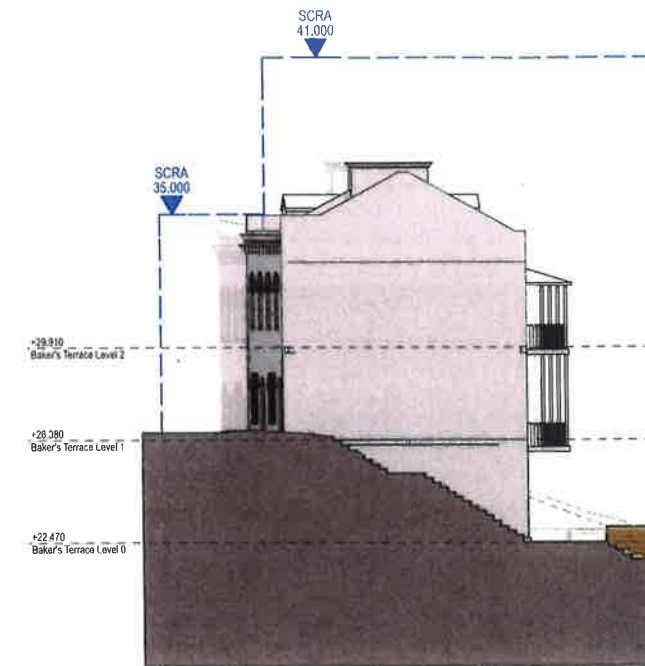
	Adaptable Apartment
	Livable Apartment (Silver Level)
	Cross Ventilated Apartment
	Solar Compliant Apartment
	Solar Compliant Balcony
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	Composite Extrusion Panel
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	Paving 1
	Precast Concrete 1
	Operable Bronze Screen
	Sandstone Cladding
	Terracotta Cladding 1
	Terracotta Cladding 2
	Terracotta Cladding 3
	Terracotta Cladding 4



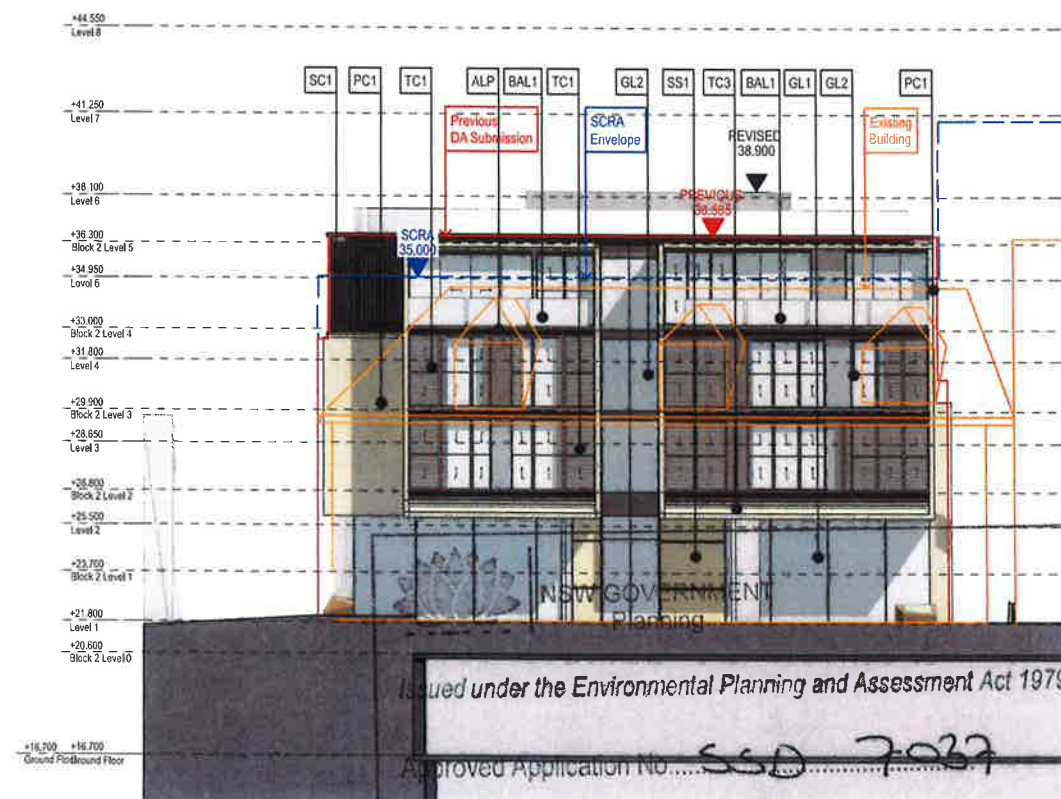
1 ELEVATION East Elevation Outer
1:200 Bakers Terrace



2 ELEVATION North Elevation Outer
1:200 Bakers Terrace



3 ELEVATION South Elevation Outer
1:200 Bakers Terrace

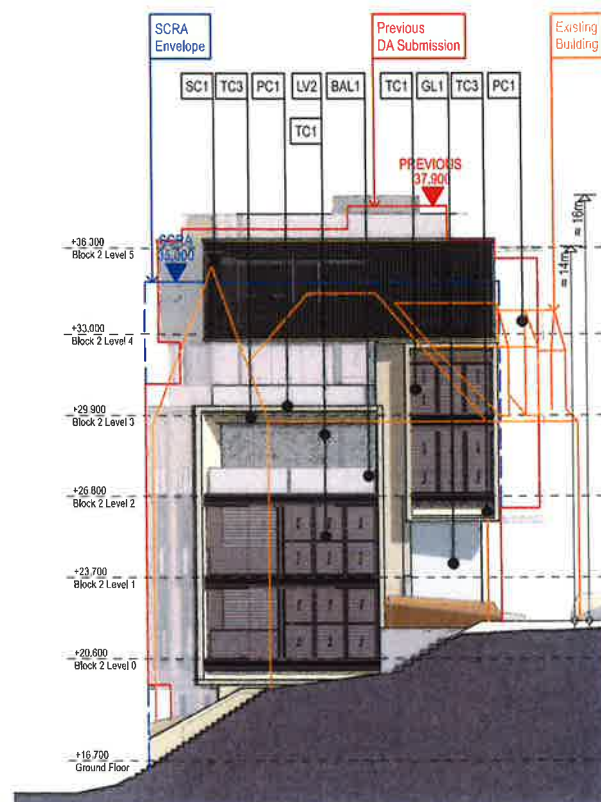


4 ELEVATION West Elevation Outer
1:200 Block 2

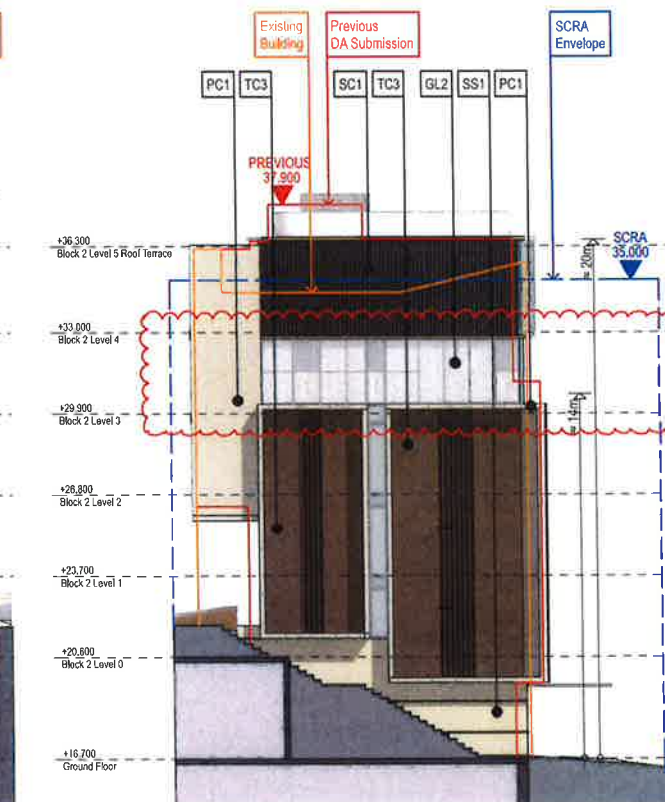
granted on the.....12/11/18.....

Signed.....*[Signature]*.....

Sheet No. 27 of 50



5 ELEVATION North Elevation Outer
1:200 Block 2



6 ELEVATION South Elevation Outer
1:200 Block 2

LEVEL 3 GLAZING WITH INTEGRAL VERTICAL 'OKASOLAR' LOUVRES OR SIMILAR INTERNAL SCREENING TO DGU INSTALLED TO PROVIDE PRIVACY AND DIRECT VIEW LINES

S	2/11/17	DA Amendment	01	DA	IS
R	9/11/17	DA Amendment			IS
P	4/8/17	DA Submission			IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY
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fjmt
francis-jones morehen thorp

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 6301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Elevations
Cumberland Place Elevations

SCALE	1:200 @ A2	PROJECT CODE
DATE	2/8/17	GA85H
SHEET NO.	DA-3004	REVISION
		S

For Approval



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

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	Livable Apartment (Silver Level)
	Cross Ventilated Apartment
	Solar Compliant Apartment
	Solar Compliant Balcony
	Cross Ventilated Apartment
	Composite Extrusion Panel
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	External Horizontal Louvres (Blinds)
	Paving 1
	Precast Concrete 1
	Operable Bronze Screen
	Sandstone Cladding
	Terracotta Cladding 1
	Terracotta Cladding 2
	Terracotta Cladding 3
	Terracotta Cladding 4

R	1/11/17	DA Amendment	OS	IS
P	4/8/17	DA Submission		IS
A	2/8/17	Draft DA		DN

REVISION	DATE	DESCRIPTION	BY
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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Elevations
East Elevation (Harrington Street)

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	2/8/17	REVISION	R
SHEET NO.	DA-3005		

For Approval



1 ELEVATION East Elevation Inner
1:200 Block 1



NSW GOVERNMENT
Planning

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Approved Application No. SSD 7037

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Signed [Signature]

Sheet No. 28 of 50



2 ELEVATION East Elevation Inner
1:200 Block 2



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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
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- BAL3 Palisade Balustrade
- BYRK1 Bicycle Rack
- GL1 Aluminium Framed Retail Glazing
- GL2 Aluminium Framed Performance Glazing
- LV1 High Level Louvre (Retail)
- LV2 External Horizontal Louvres (Blinds)
- PAV1 Paving 1
- PC1 Precast Concrete 1
- SC1 Operable Bronze Screen
- SS1 Sandstone Cladding
- TC1 Terracotta Cladding 1
- TC2 Terracotta Cladding 2
- TC3 Terracotta Cladding 3
- TC4 Terracotta Cladding 4

R	1/11/17	DA Amendment	OS	IS
P	4/8/17	DA Submission		IS
A	2/8/17	Draft DA		DN

REVISION	DATE	DESCRIPTION	BY
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E fjmt@fjmt.com.au
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

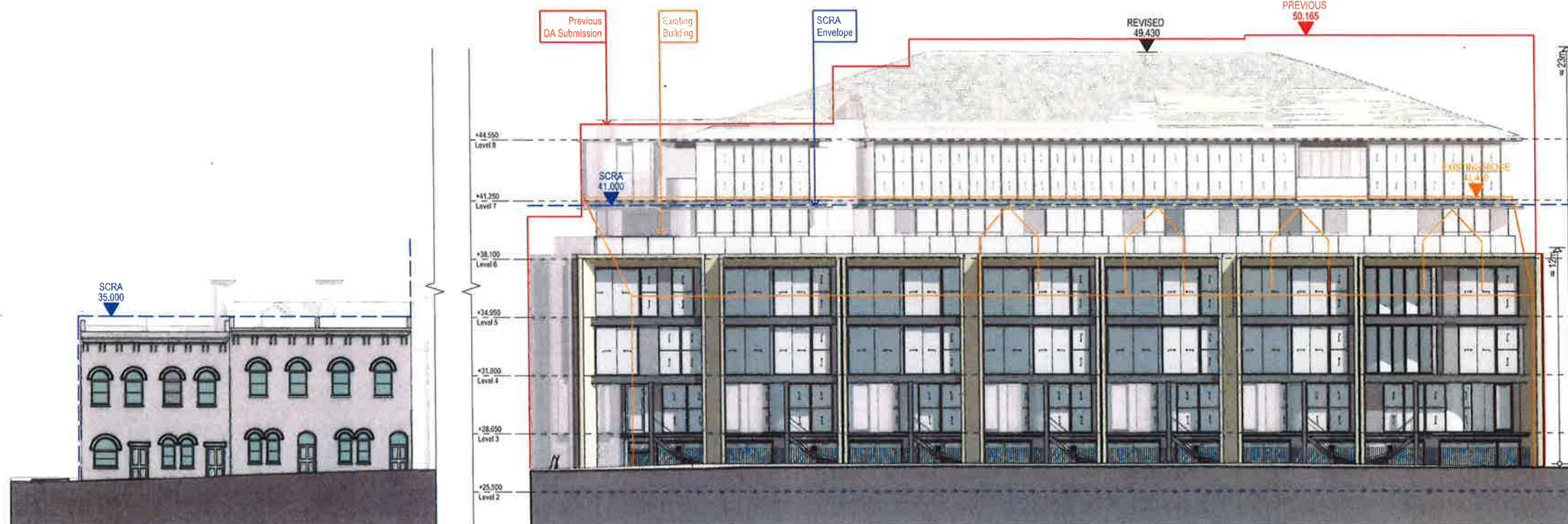
85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Elevations
West Elevation (Gloucester Street)

SCALE 1:200 @ A2	PROJECT CODE
DATE 2/8/17	GA85H
SHEET NO. DA-3006	REVISION R

For Approval

1 ELEVATION West Elevation Inner
1:200 Bakers Terrace



2 ELEVATION West Elevation Inner
1:200 Block 1



NSW GOVERNMENT
Planning

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granted on the 12/11/18

Signed [Signature]

Sheet No. 29 of 30



- GENERAL NOTES**
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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 Composite Extrusion Panel
	BAL1 Glazed Balustrade 1
	BAL2 Glazed Balustrade 2
	BAL3 Palisade Balustrade
	BYRK1 Bicycle Rack
	GL1 Aluminium Framed Retail Glazing
	GL2 Aluminium Framed Performance Glazing
	LV1 High Level Louvre (Retail)
	LV2 External Horizontal Louvres (Blinds)
	PAV1 Paving 1
	PC1 Precast Concrete 1
	SC1 Operable Bronze Screen
	SS1 Sandstone Cladding
	TC1 Terracotta Cladding 1
	TC2 Terracotta Cladding 2
	TC3 Terracotta Cladding 3
	TC4 Terracotta Cladding 4

RE	1/11/17	DA Amendment	05	IS
P	4/8/17	DA Submission		IS
A	2/8/17	Draft DA		DN

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5591)

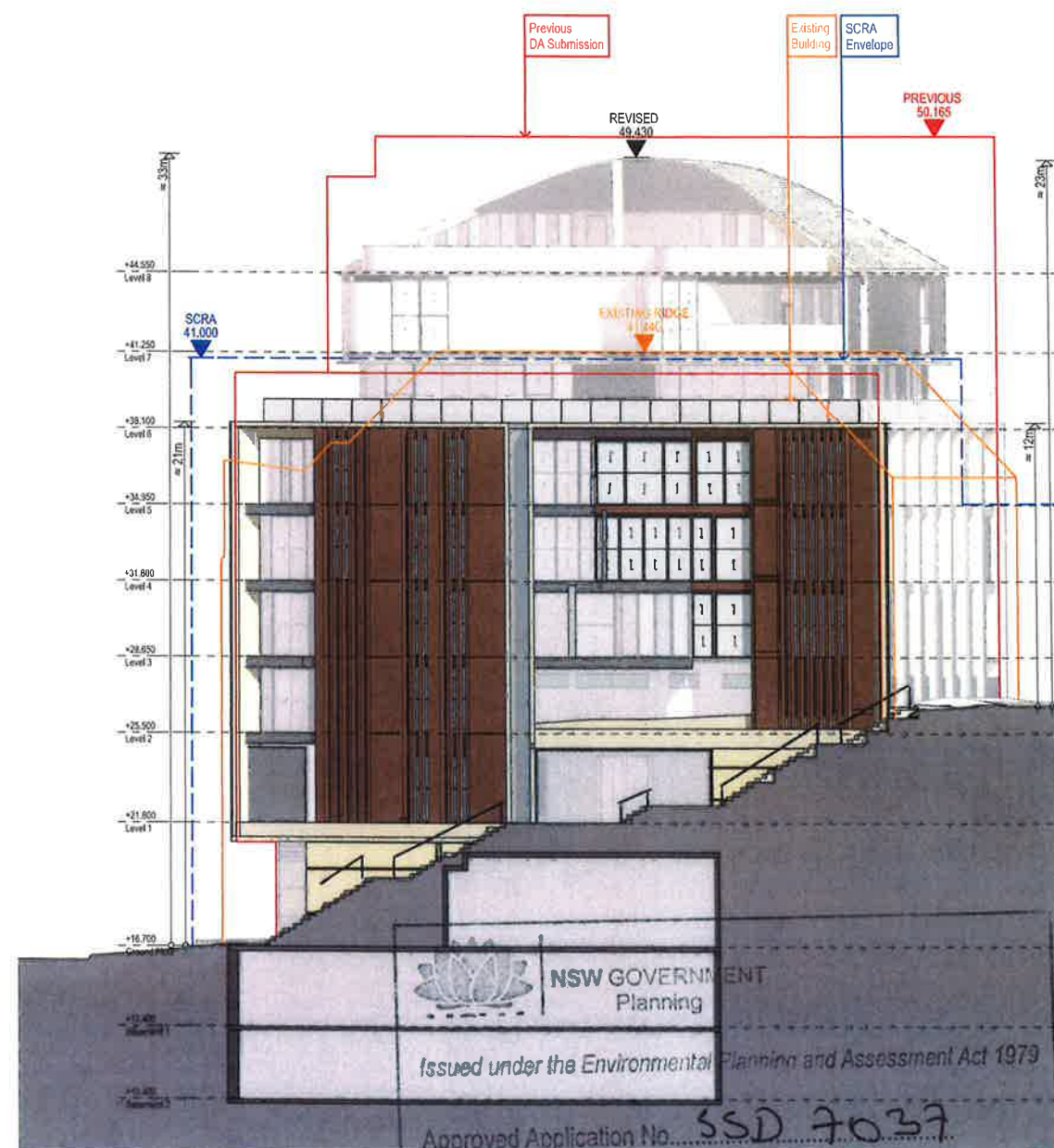
PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Elevations
North / South Elevations

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	2/8/17	REVISION	R
SHEET NO.	DA-3007		

For Approval

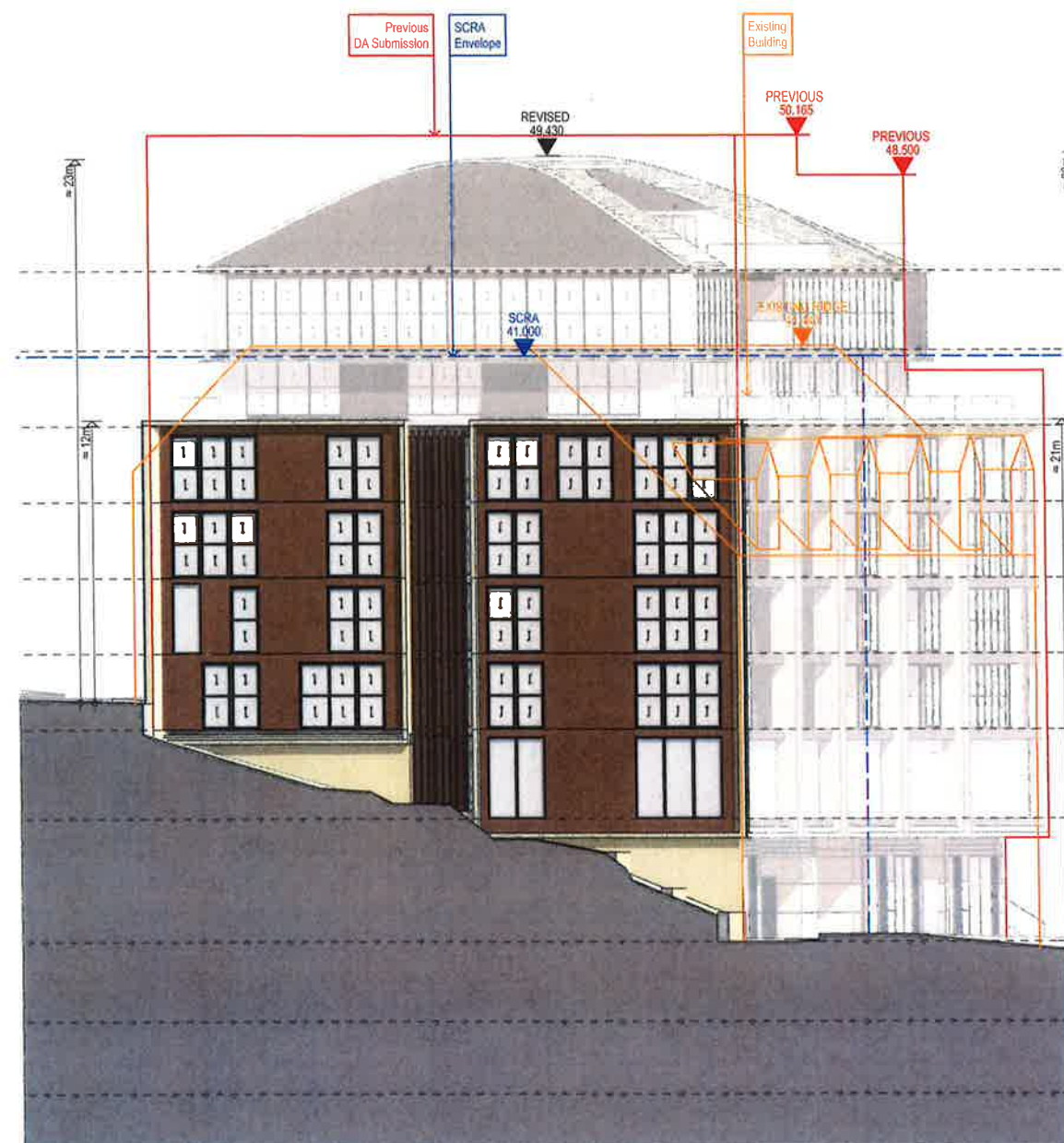


1 ELEVATION North Elevation Inner
1:200 Block 1

granted on the 12/11/18

Signed [Signature]

Sheet No. 30 of 50



2 ELEVATION South Elevation Inner
1:200 Block 1

GENERAL NOTES

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LEGEND

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LOBBY
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LIVE/ WORK
RETAIL

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	Precast Concrete 1
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	Sandstone Cladding
	Terracotta Cladding 1
	Terracotta Cladding 2
	Terracotta Cladding 3
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S	2/8/17	DA Amendment	01	DA	IS
R	9/11/17	DA Amendment			IS
P	4/8/17	DA Submission			IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY
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francis-jones morehen thorp

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5001)

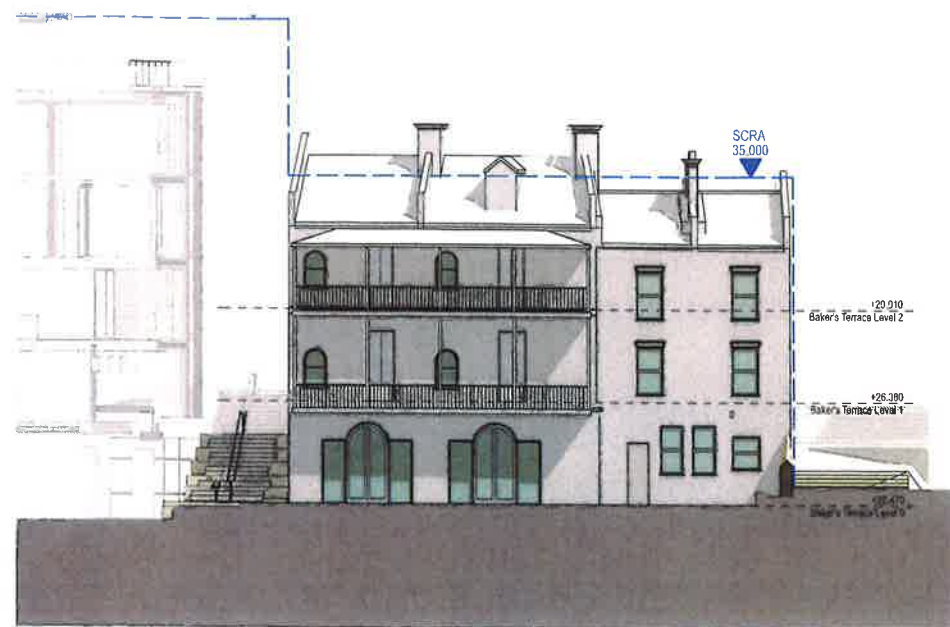
PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

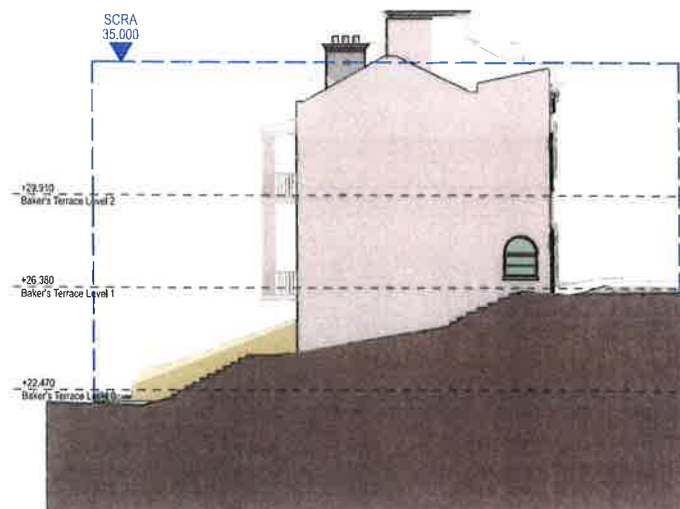
TITLE
Elevations
Cumberland Place Elevations

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	2/8/17	REVISION	S
SHEET NO.	DA-3008		

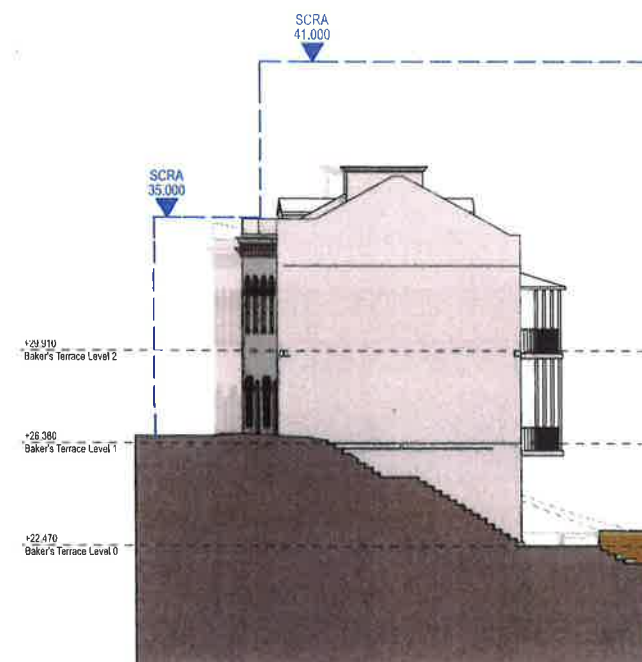
For Approval



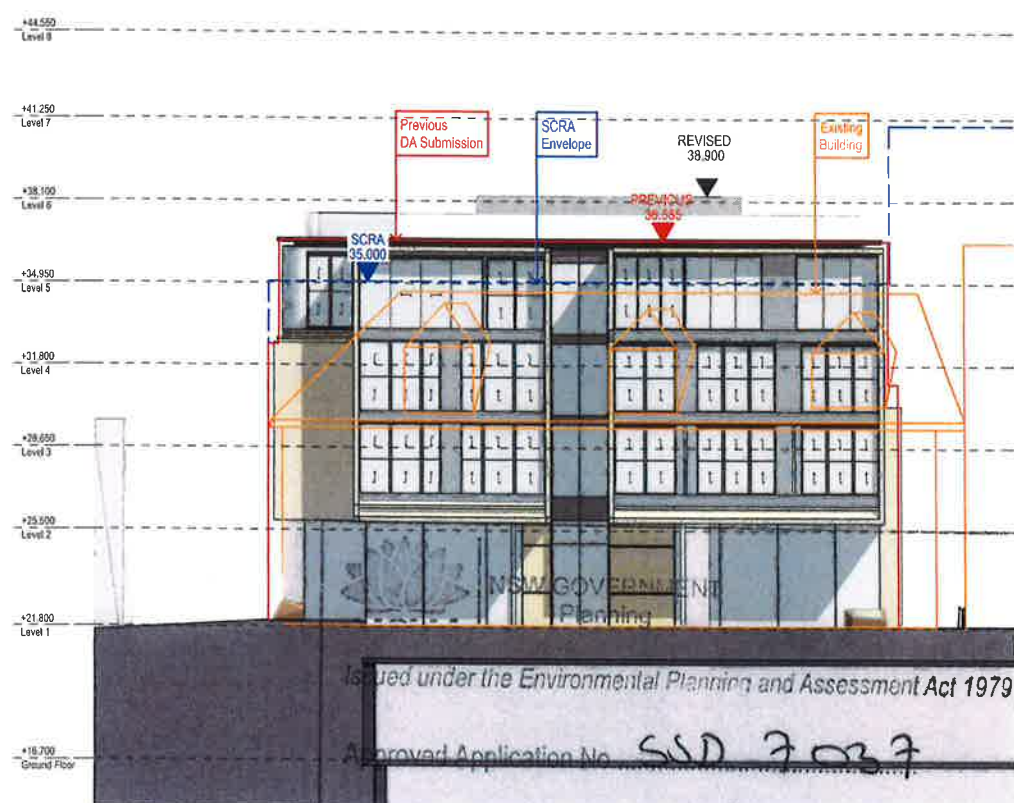
1 ELEVATION East Elevation Outer
1:200 Bakers Terrace



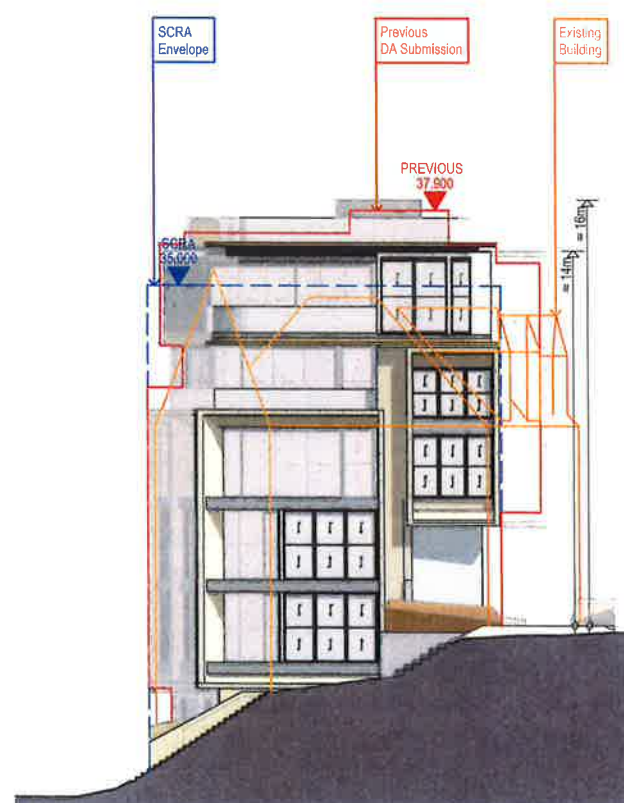
2 ELEVATION North Elevation Outer
1:200 Bakers Terrace



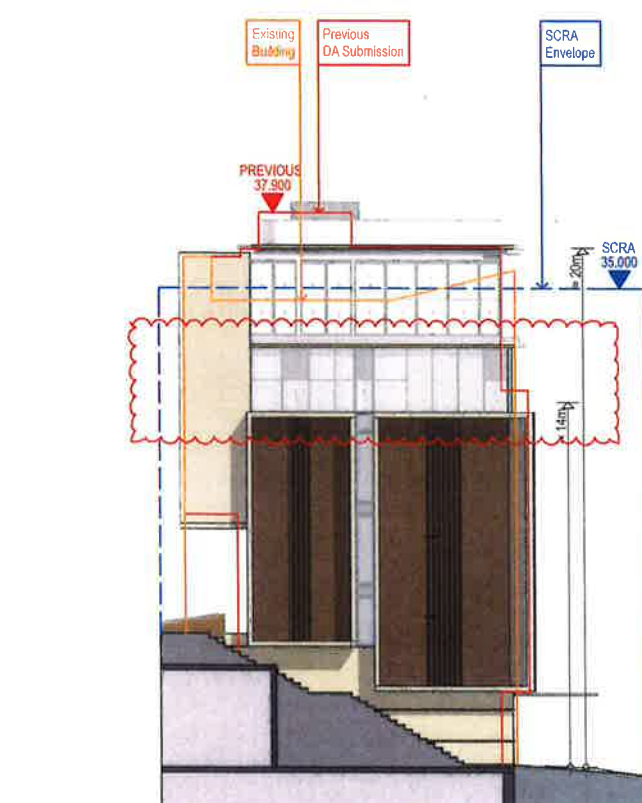
3 ELEVATION South Elevation Outer
1:200 Bakers Terrace



4 ELEVATION West Elevation Inner
1:200 Block 2



5 ELEVATION North Elevation Inner
1:200 Block 2



6 ELEVATION South Elevation Inner
1:200 Block 2

LEVEL 3 GLAZING WITH INTEGRAL VERTICAL 'OKASOLAR' LOUVRES OR SIMILAR INTERNAL SCREENING TO DGU INSTALLED TO PROVIDE PRIVACY AND DIRECT VIEW LINES

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Approved Application No. SSD 7037
12/1/18
Signed [Signature]
Sheet No. 31 of 50



- GENERAL NOTES**
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R	1/11/17	DA Amendment	05	IS
Q	19/10/17	DA Amendment		IS
P	9/8/17	DA Submission		IS

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

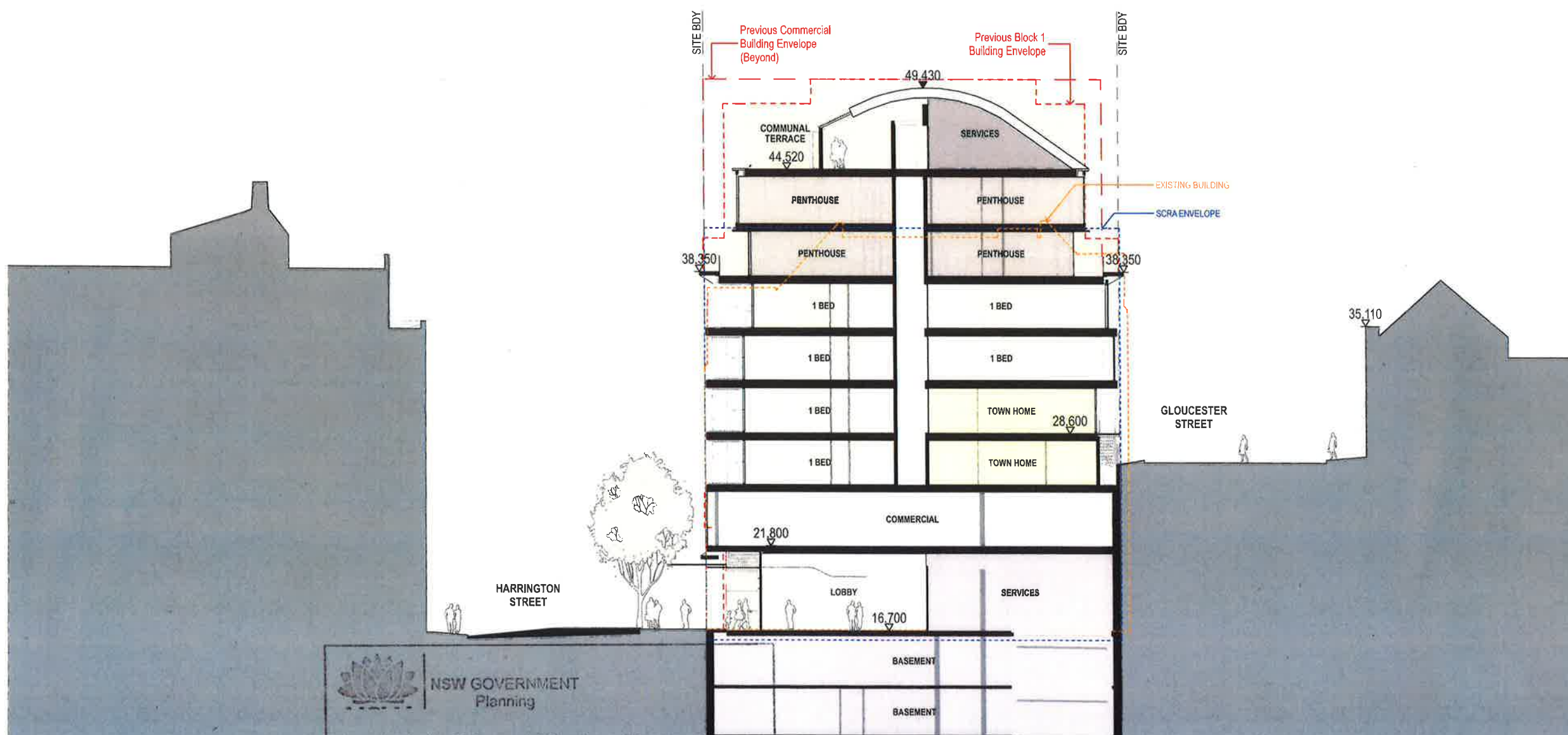
PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Sections
Block 1 Section (Clean Version)

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	9/8/17	REVISION	R
SHEET NO.	DA-4100-1		

For Information

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7037

granted on the 12/1/18

Signed [Signature]

Sheet No. 32 of 50

1 SECTION Block 1 Section (Above Clean Version)
1:200

GENERAL NOTES

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fjmt
francis-jones morehen thorp

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E fjmt@fjmt.com.au
W www.fjmt.com.au

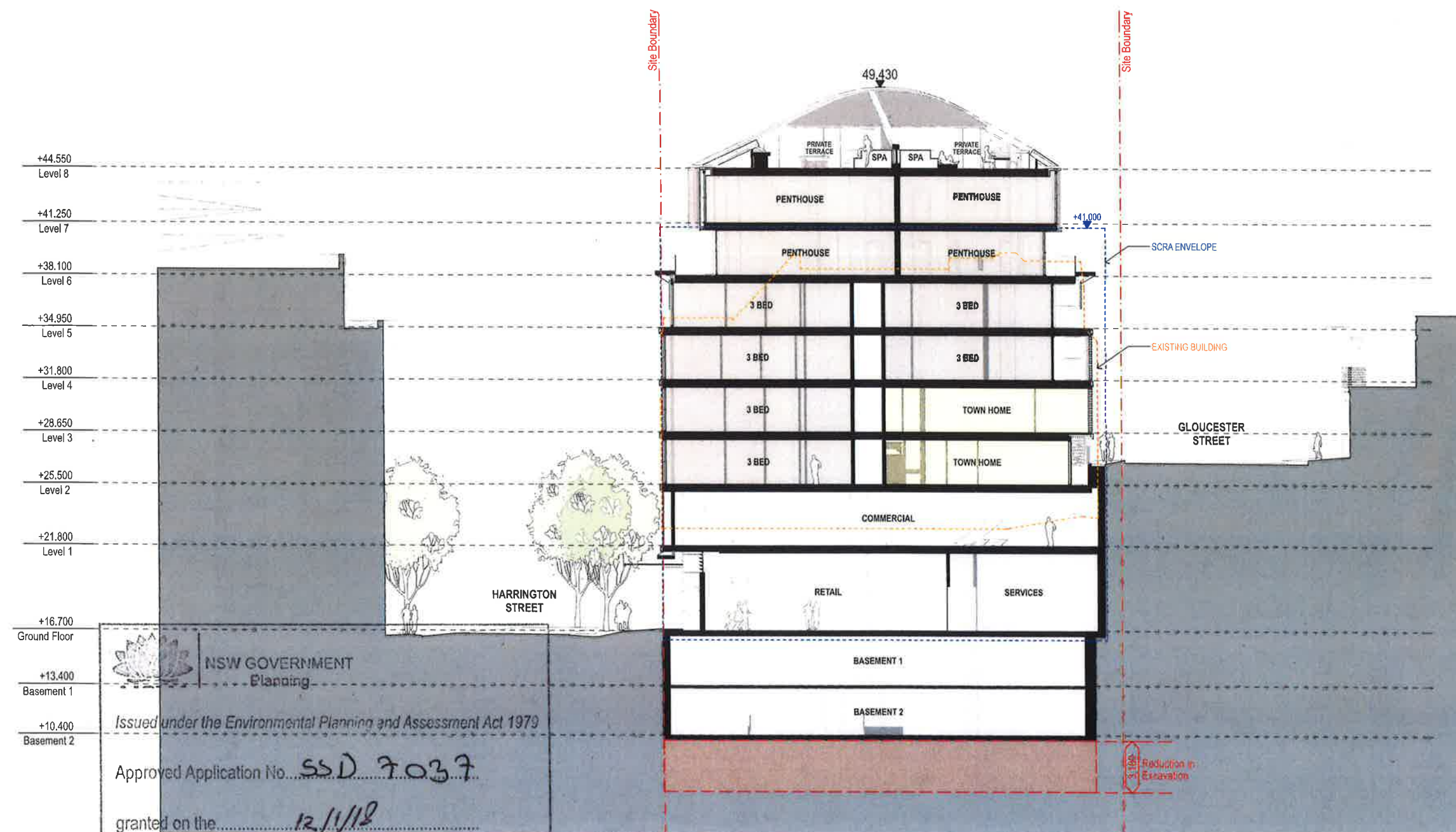
NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Sections
Block 1 North Cross Section

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	9/8/17	REVISION	R
SHEET NO.	DA-4101		

For Approval

1 SECTION Block 1 North Cross Section
1:200

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7037

granted on the 12/1/18

Signed [Signature]

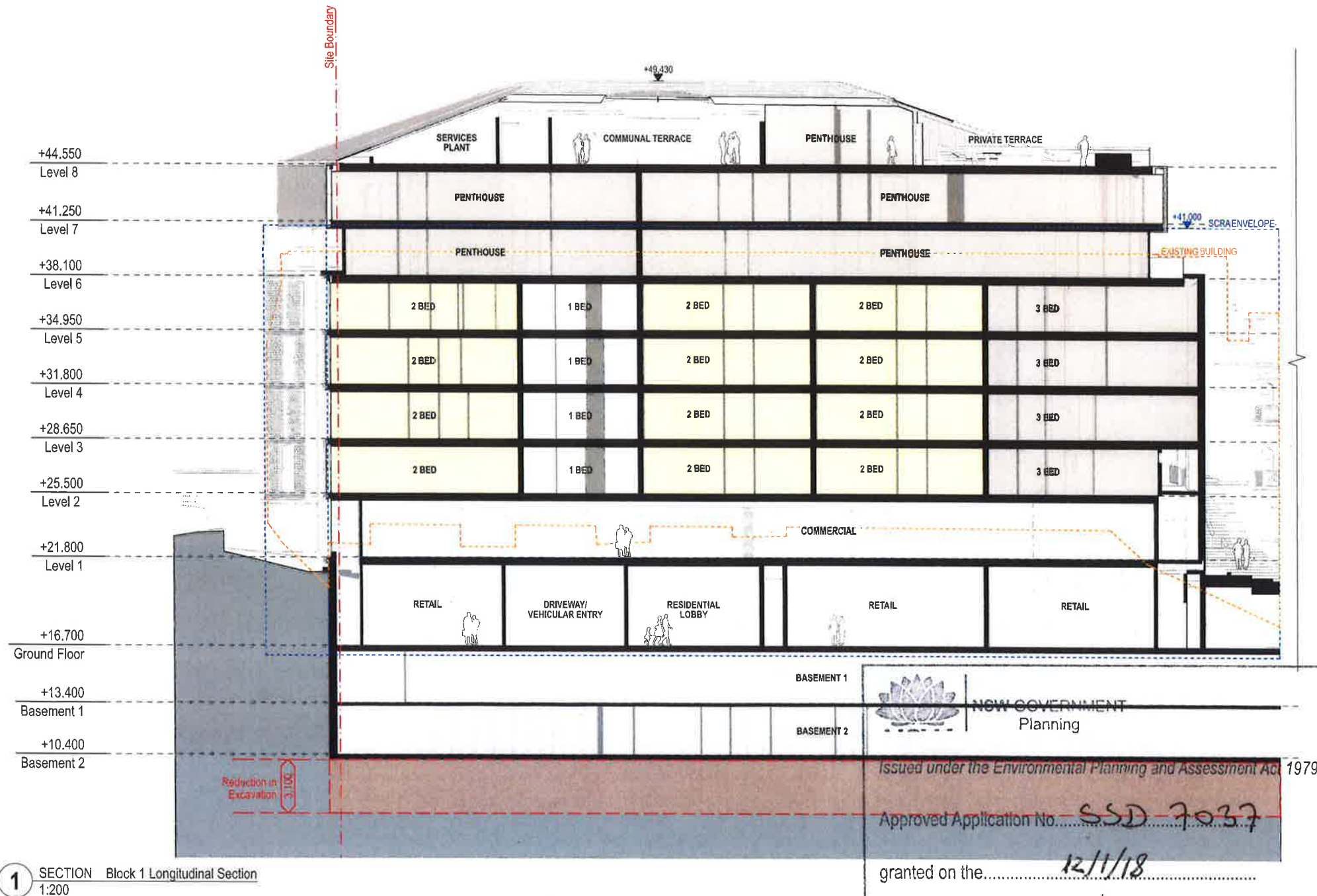
Sheet No. 33 of 50

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	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
LV2	External Horizontal Louvres (Blinds)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2
TC3	Terracotta Cladding 3
TC4	Terracotta Cladding 4



RE	1/11/17	DA Amendment	OS	IS
IP	9/8/17	DA Submission		IS

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5201)

PROJECT
85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Sections
Block 1 Longitudinal Section

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	9/8/17	REVISION	R
SHEET NO.	DA-4102		

For Approval

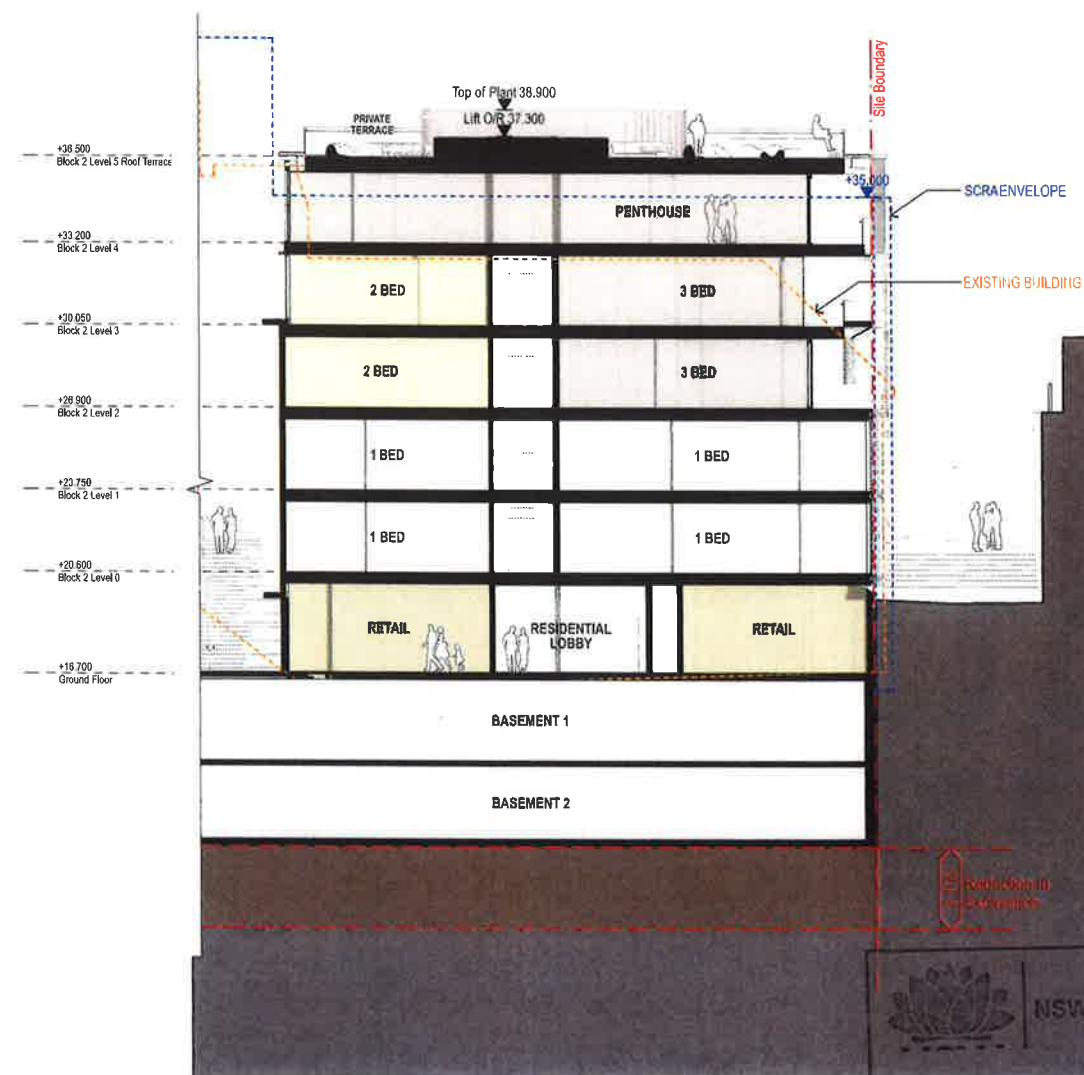


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LEGEND

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3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

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- Solar Compliant Balcony
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- PC1 Precast Concrete 1
- SC1 Operable Bronze Screen
- SS1 Sandstone Cladding
- TC1 Terracotta Cladding 1
- TC2 Terracotta Cladding 2
- TC3 Terracotta Cladding 3
- TC4 Terracotta Cladding 4



1 SECTION Block 2 - Longitudinal Section
1:200

NSW GOVERNMENT
Planning

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Approved Application No. SSD 7037

granted on the 12/1/18

Signed [Signature]

Sheet No. 35 of 50

R	1/1/17	DA Amendment	05	IS
P	9/8/17	DA Submission		IS

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5201)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Sections
Block 2 Longitudinal Section

SCALE	1:200 @ A2	PROJECT CODE
DATE	9/8/17	GA85H
SHEET NO.	DA-4150	REVISION
		R

For Approval

GENERAL NOTES
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 PROCEEDING WITH THE WORK
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 DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY

LEGEND

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

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

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 TC1 Terracotta Cladding 1
 TC2 Terracotta Cladding 2
 TC3 Terracotta Cladding 3
 TC4 Terracotta Cladding 4

R	1/11/17	DA Amendment	05	IS
P	4/8/17	DA Submission		IS
01	2/8/17	Draft DA		DN

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

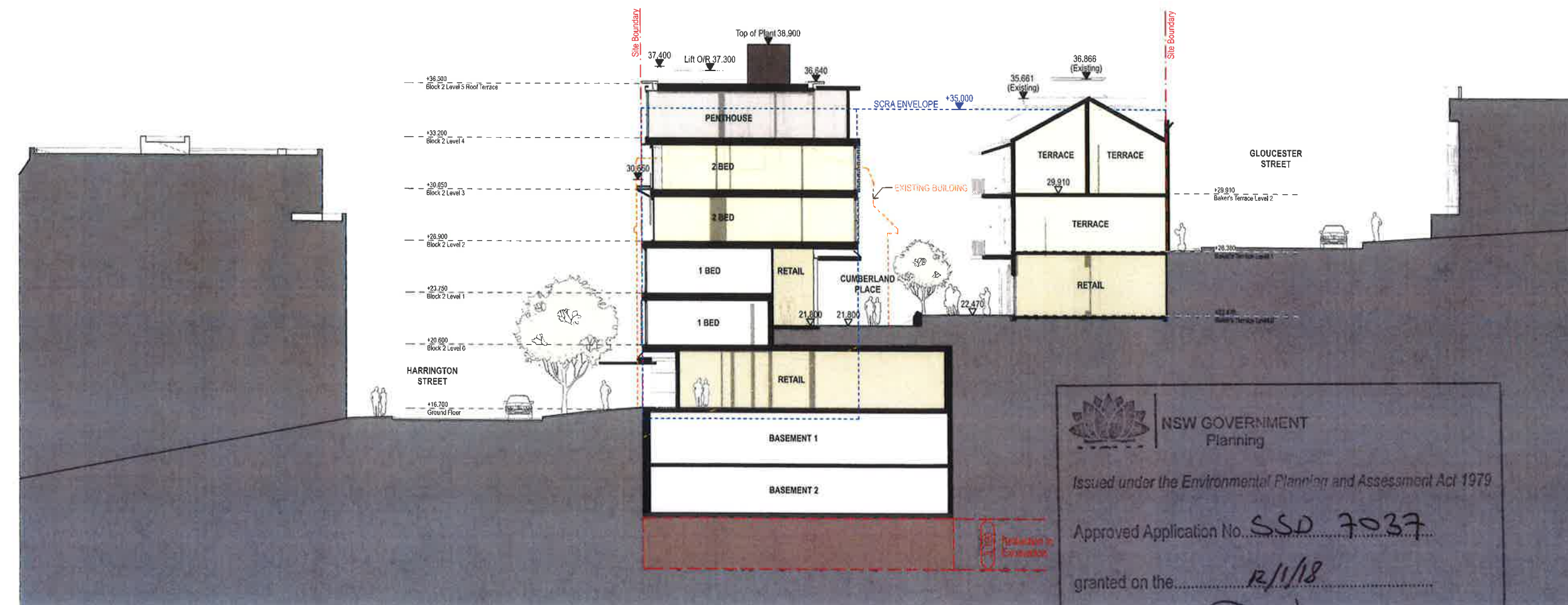
85 Harrington Street
 The Rocks
 GOLDEN AGE & HANNAS THE ROCKS

TITLE

Sections
 Block 2 & Baker's Terrace Cross Section

SCALE	1:200 @ A2	PROJECT CODE	GA85H
DATE	2/8/17	REVISION	R
SHEET NO.	DA-4151		

For Approval



1 SECTION Block 2 & Baker's Terrace Cross Section
 1:200

NSW GOVERNMENT
 Planning

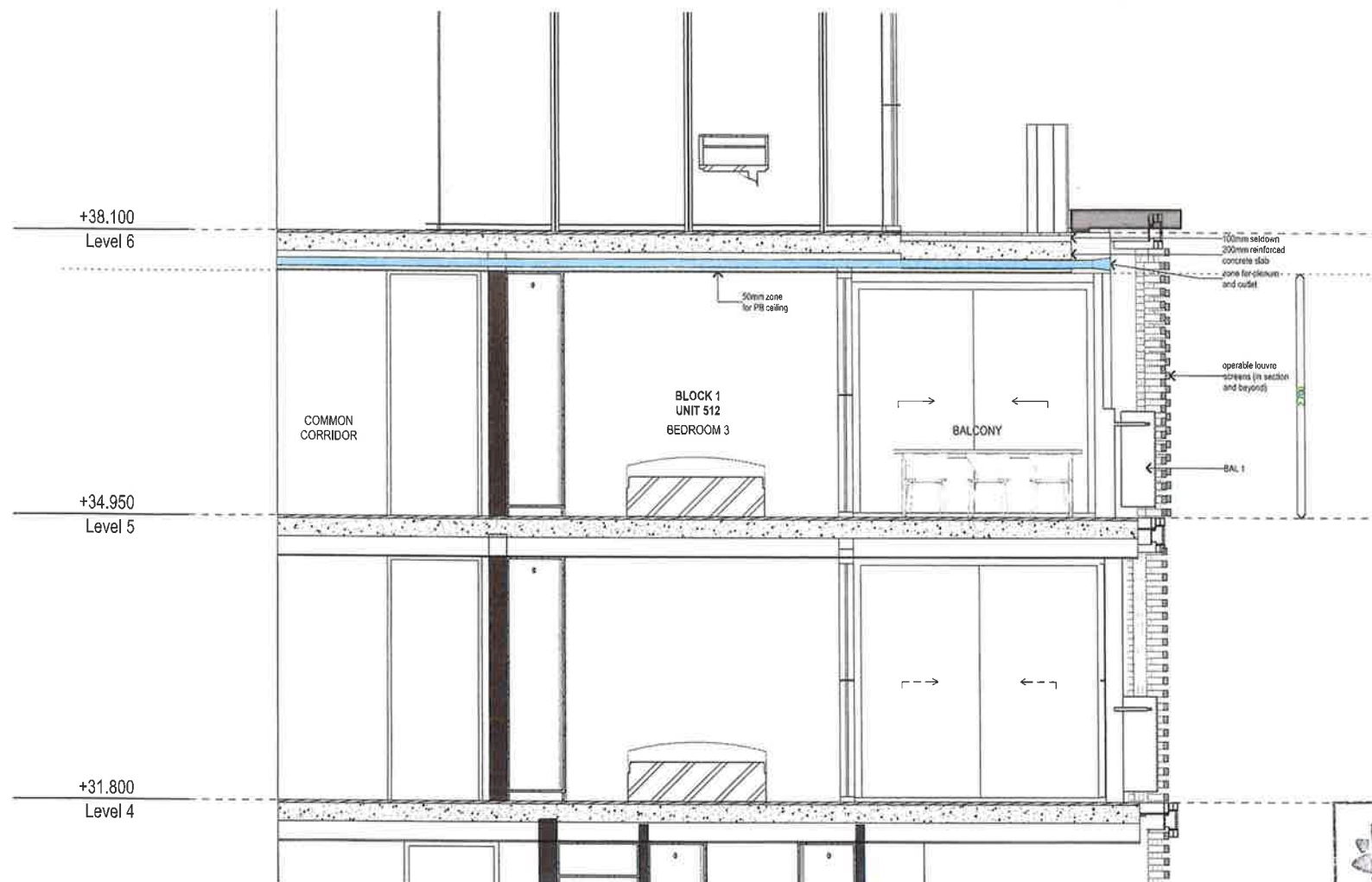
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Approved Application No. SSD 7037

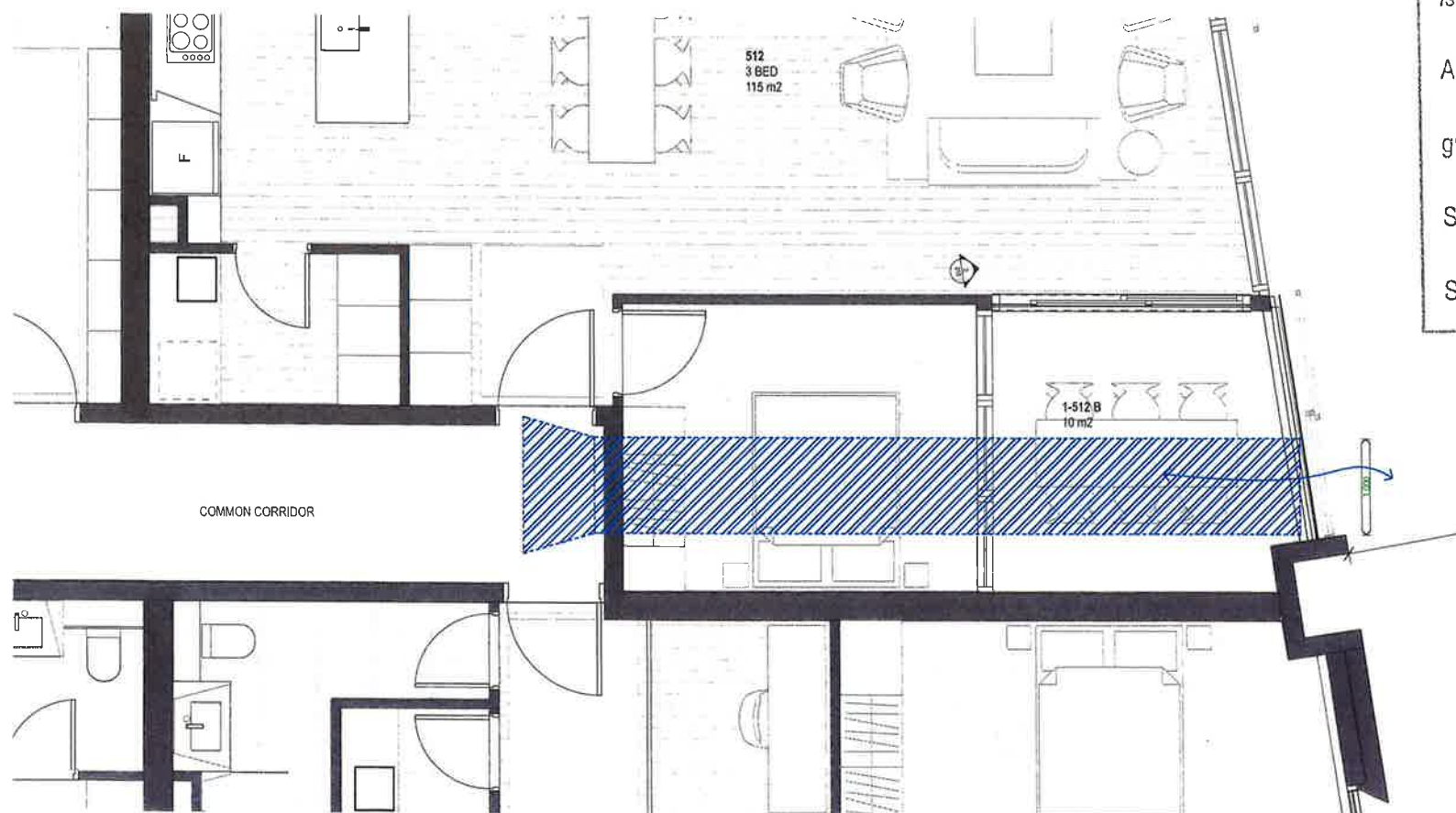
granted on the 12/1/18

Signed [Signature]

Sheet No. 36 of 50



1 PLAN Block 1 Section Diagram
1:50



2 PLAN Level 5 Indicative Plan showing Plenum
1:50



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7037

granted on the 12/1/18

Signed [Signature]

Sheet No. 37 of 50



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GENERAL NOTES

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LEGEND

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

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TC2	Terracotta Cladding 2
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TC4	Terracotta Cladding 4

R 1/1/17 DA Amendment OA IS

REVISION DATE DESCRIPTION BY

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5201)

PROJECT

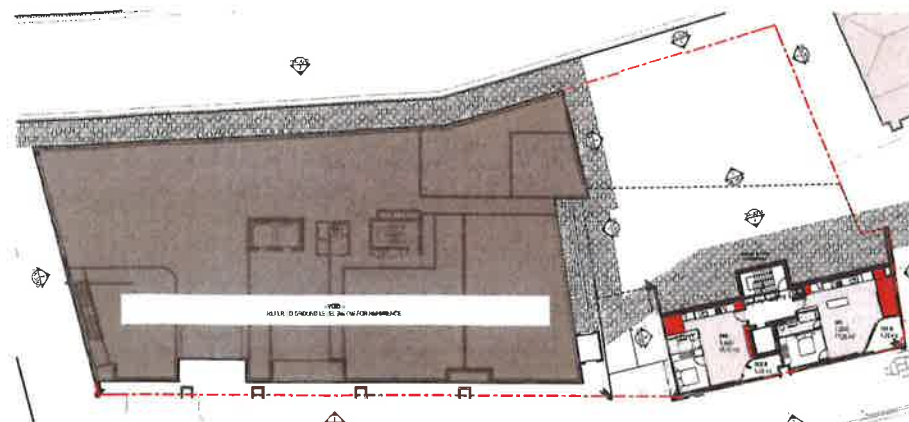
85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Sections
Indicative Plenum Detail

SCALE 1:200 @ A2	PROJECT CODE
DATE DD/MM/YYYY	GA85H
SHEET NO. DA-4200	REVISION
	R

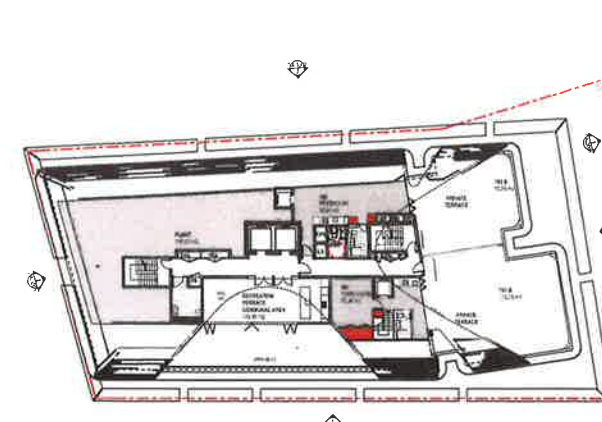
For Information



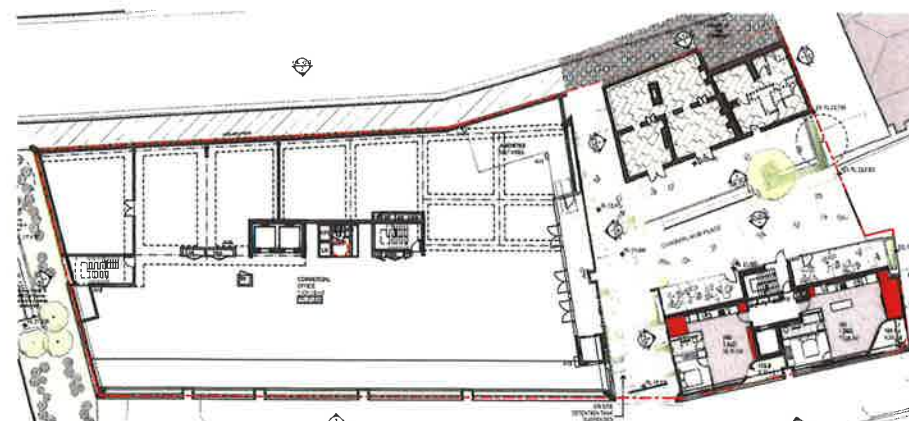
1 PLAN Level 0
1:500



5 PLAN Level 4
1:500



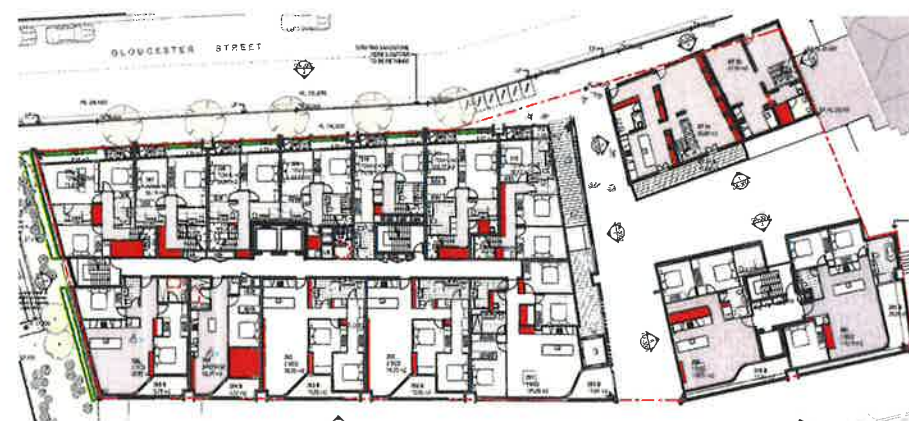
9 PLAN Level 8
1:500



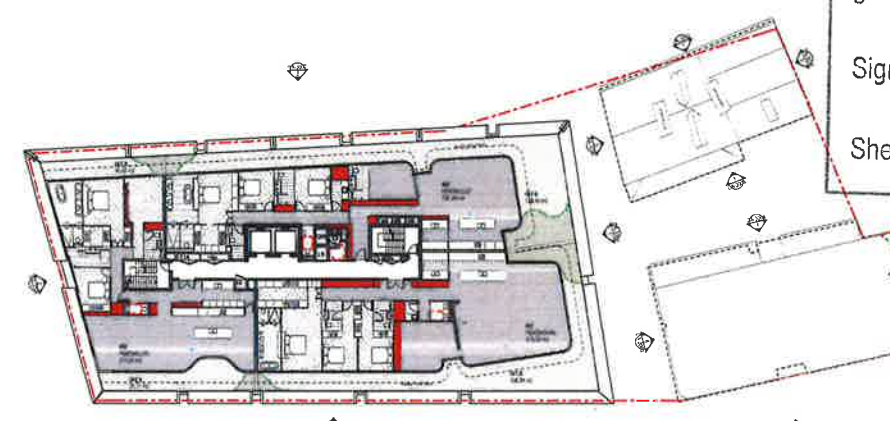
2 PLAN Level 1
1:500



6 PLAN Level 5
1:500



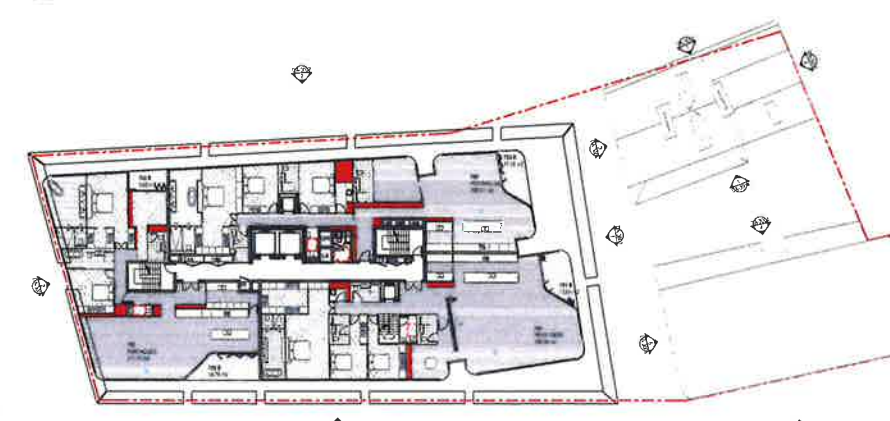
3 PLAN Level 2
1:500



7 PLAN Level 6
1:500



4 PLAN Level 3
1:500



8 PLAN Level 7
1:500

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3 BED
TOWNHOUSE
LOBBY
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NSW GOVERNMENT
Planning
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. SSD 7037
granted on the 12/11/18
Signed [Signature]
Sheet No. 38 of 50

R	1/11/17	DA Amendment	05	IS
P	4/8/17	DA Submission		IS
A	2/8/17	Draft DA		DN

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5201)

PROJECT
**85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS**
TITLE
**Diagrams
Storage In Apartments**

SCALE	1:200 @ A2	PROJECT CODE
DATE	2/8/17	GA85H
SHEET NO.	DA-5004	REVISION
		R

COMPLIANCE
AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT, IN ADDITION TO KITCHENS, BATHROOMS & BEDROOMS

COMPLIANCE ACHIEVED? YES

For Approval

BLOCK 1

Floor (Story)	Unit Number	Bedroom Type	Net Volume	Storage Required (m3)
Level 2				
	1-201	2 Bedroom	12.12	4
	1-202	2 Bedroom	9.56	4
	1-203	2 Bedroom	9.56	4
	1-204	2 Bedroom	24.33	4
	1-205	2 Bedroom	6.66	4
	1-306	TH 2 Bedroom	15.48	4
	1-307	TH 2 Bedroom	7.31	4
	1-308	TH 2 Bedroom	2.50	4
	1-309	TH 2 Bedroom	3.60	4
	1-310	TH 2 Bedroom	1.54	4
	1-311	TH 2 Bedroom	10.11	4
	1-312	TH 2 Bedroom	7.26	4
Level 3				
	1-301	2 Bedroom	21.42	4
	1-302	2 Bedroom	9.56	4
	1-303	2 Bedroom	9.56	4
	1-304	2 Bedroom	24.33	4
	1-305	2 Bedroom	4.80	4
	1-306	TH 2 Bedroom	10.86	0
	1-307	TH 2 Bedroom	8.13	0
	1-308	TH 2 Bedroom	8.20	0
	1-309	TH 2 Bedroom	3.04	0
	1-310	TH 2 Bedroom	7.65	0
	1-311	TH 2 Bedroom	4.87	0
	1-312	TH 2 Bedroom	18.28	0
Level 4				
	1-401	3 Bedroom	17.94	5
	1-402	2 Bedroom	9.56	4
	1-403	2 Bedroom	9.56	4
	1-404	2 Bedroom	24.33	4
	1-405	2 Bedroom	7.11	4
	1-406	1 Bedroom	3.37	3
	1-407	1 Bedroom	19.63	3
	1-408	1 Bedroom	12.86	3
	1-409	1 Bedroom	4.13	3
	1-410	1 Bedroom	5.38	3
	1-411	1 Bedroom	8.16	3
	1-412	3 Bedroom	16.55	5
Level 5				
	1-501	3 Bedroom	16.82	5
	1-502	2 Bedroom	9.35	4
	1-503	2 Bedroom	9.35	4
	1-504	2 Bedroom	24.33	4
	1-505	2 Bedroom	6.24	4
	1-506	1 Bedroom	3.37	3
	1-507	1 Bedroom	19.63	3
	1-508	1 Bedroom	12.86	3
	1-509	1 Bedroom	3.83	3
	1-510	1 Bedroom	5.38	3
	1-511	1 Bedroom	8.16	3
	1-512	3 Bedroom	17.25	5
Level 6				
	1-601	3 Bedroom	27.03	5
	1-602	3 Bedroom	16.86	5
	1-603	3 Bedroom	23.40	5
Level 7				
	1-701	3 Bedroom	11.22	5
	1-702	3 Bedroom	16.89	5
	1-703	3 Bedroom	23.79	5
Level 8				
	1-701	3 Bedroom	9.20	0
	1-703	3 Bedroom	0.76	
	1-703	3 Bedroom	2.68	0

BLOCK 2

Floor (Story)	Unit Number	Bedroom Type	Net Volume	Storage Required (m3)
Level 0				
	2-001	1 Bedroom	17.27	3
	2-002	1 Bedroom	12.11	3
Level 1				
	2-101	1 Bedroom	17.27	3
	2-102	1 Bedroom	11.33	3
Level 2				
	2-201	3 Bedroom	5.27	5
	2-202	2 Bedroom	12.10	4
Level 3				
	2-301	3 Bedroom	5.20	5
	2-302	2 Bedroom	10.68	4
Level 4				
	2-401	3 Bedroom	38.95	5

BAKER'S TERRACES

Floor (Story)	Unit Number	Bedroom Type	Net Volume	Storage Required (m
Level 2				
	T-301	Terrace 3 Bedroom	15.40	5
	T-302	Terrace 3 Bedroom	5.80	5
Level 3				
	T-301	Terrace 3 Bedroom L2	3.85	

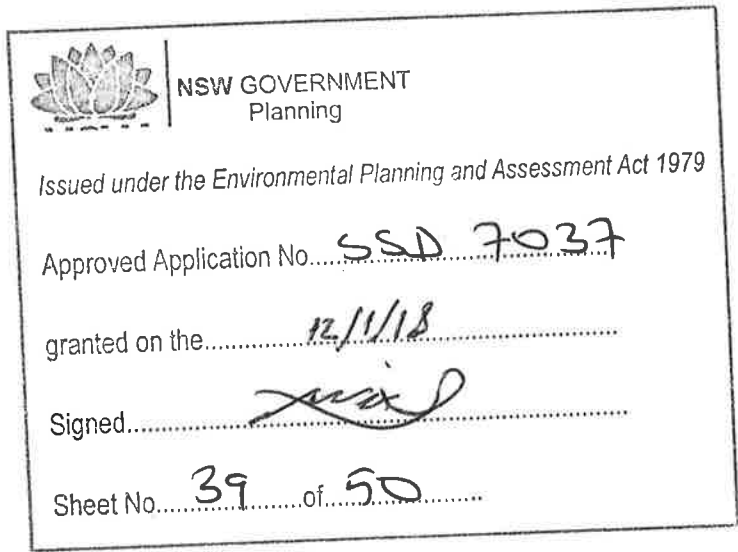


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LEGEND

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

- Adaptable Apartment
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REVISION	DATE	DESCRIPTION	BY
01	12/11/18	DA Amendment	DA
02	12/11/18	DA Submission	DA
03	12/11/18	Draft DA	DA
04	12/11/18	Issue for DA	CHS
05	12/11/18	For Coordination	CHS

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT
**85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS**

TITLE
**9400 Storage Schedule
Storage Schedule**

SCALE	1:200 @ A2	PROJECT CODE
DATE	12/11/18	GA85H
SHEET NO.	DA-9401	REVISION
		R

For Approval



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KEYPLAN**LEGEND**

- SITE BOUNDARY
- EXTENT OF WORKS
- TK 25.00 TOP OF KERB LEVEL (SURVEY)
- EX RL 25.00 EXISTING SPOT LEVEL
- RL 25.00 PROPOSED SPOT LEVEL
- EP ELECTRICITY POLE
- LP LIGHT POLE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

TREE PROTECTION:
In order to ensure the retention of the trees to be retained the following measures are to be taken:
All detailed architectural, building, engineering (structural, stormwater and drainage, services) and landscape documentation submitted for the construction certificate application shall show the retention of these trees, with the position of their trunks and full diameter of their canopies clearly shown on all drawings.
All detailed documentation submitted for the construction certificate application shall show no alteration in the existing soil levels, cutting or battering of the existing soil profile as per the Arboricultural Assessment. A qualified site arborist is to be engaged for the duration of the works to administer compliance with those conditions relating to trees on the site, with all the site staff to adhere to the arborist's instructions.
The trees are to be physically protected by the installation of a steel mesh/chainwire as specified by the site arborist. This fencing shall be installed prior to the commencement of construction works, and shall remain in place until all works are completed, with signage containing the following words: 'tree protection zone, do not enter', clearly displayed and permanently attached.
Within this zone there is to be no storage of materials or machinery or site office/sheds, nor is cement to be mixed or chemicals spilled/dumped or any stockpiling of soil or rubble. Any works required within this zone (only as approved on the construction certificate) shall be under the direction of, and to the satisfaction of, the site arborist. All site services shall be located as far as practically possible from the trunks of all these trees, with any excavations within 5 metres of either trunk for footings, structures, services, pipes, stormwater infiltration systems etc. to be performed by hand, with any roots encountered to be cut cleanly by hand and the affected area backfilled as soon as practically possible, composted organic material (vitagrow landcare or similar equivalent) shall be provided to a depth of 100mm within the fenced off protection area, and shall be maintained for the duration of the works.
Irrigation shall be supplied to the trees, within the fenced off area, for the duration of the works to ensure adequate moisture levels are maintained.

05	08/17	DA Submission	EG
04	10/17	Issue for DA	KK
03	22/18	Issue for DA	CHS
02	12/18	For Coordination	CHS
01	26/11/15	For Coordination	CHS

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

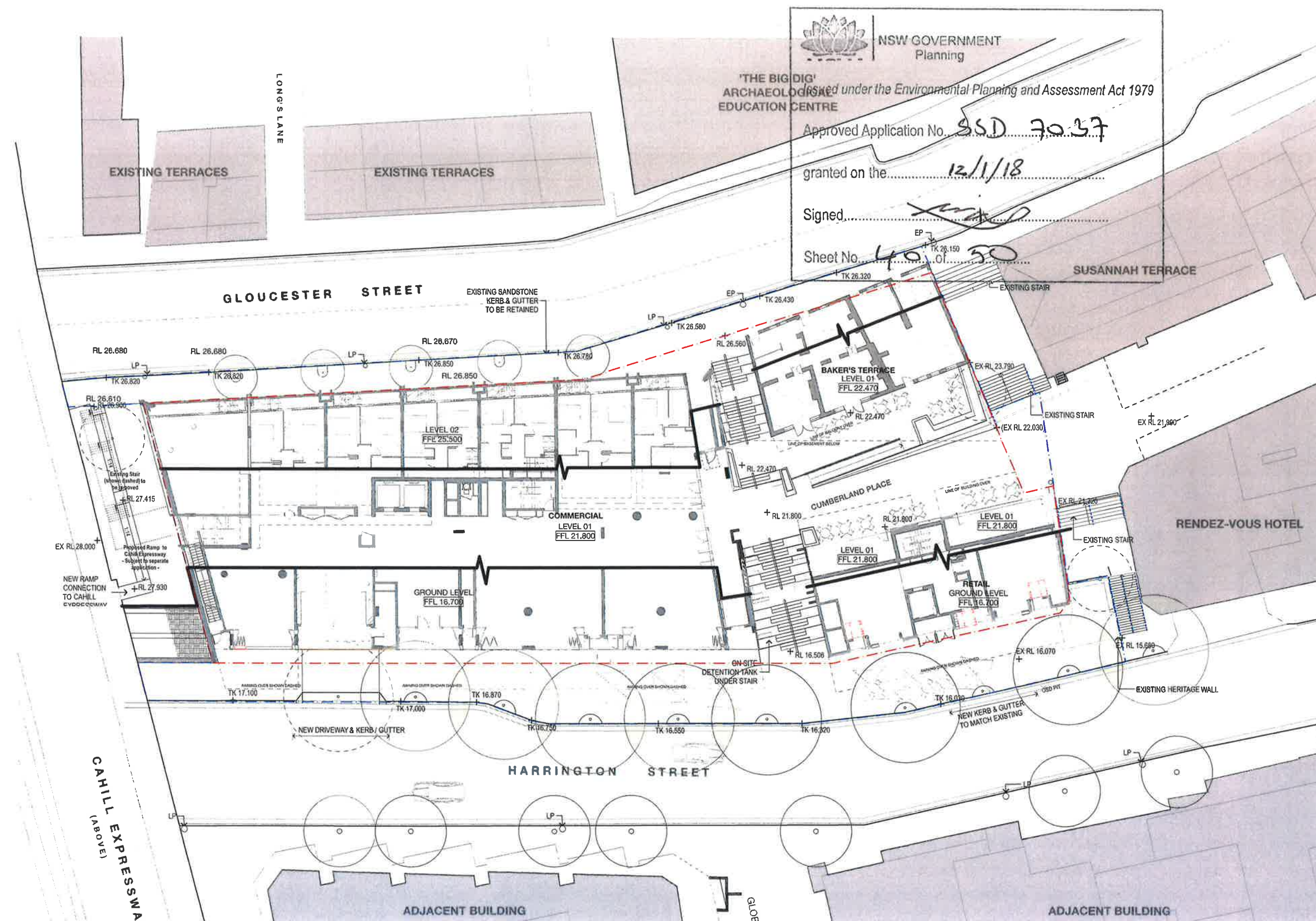
PROJECT

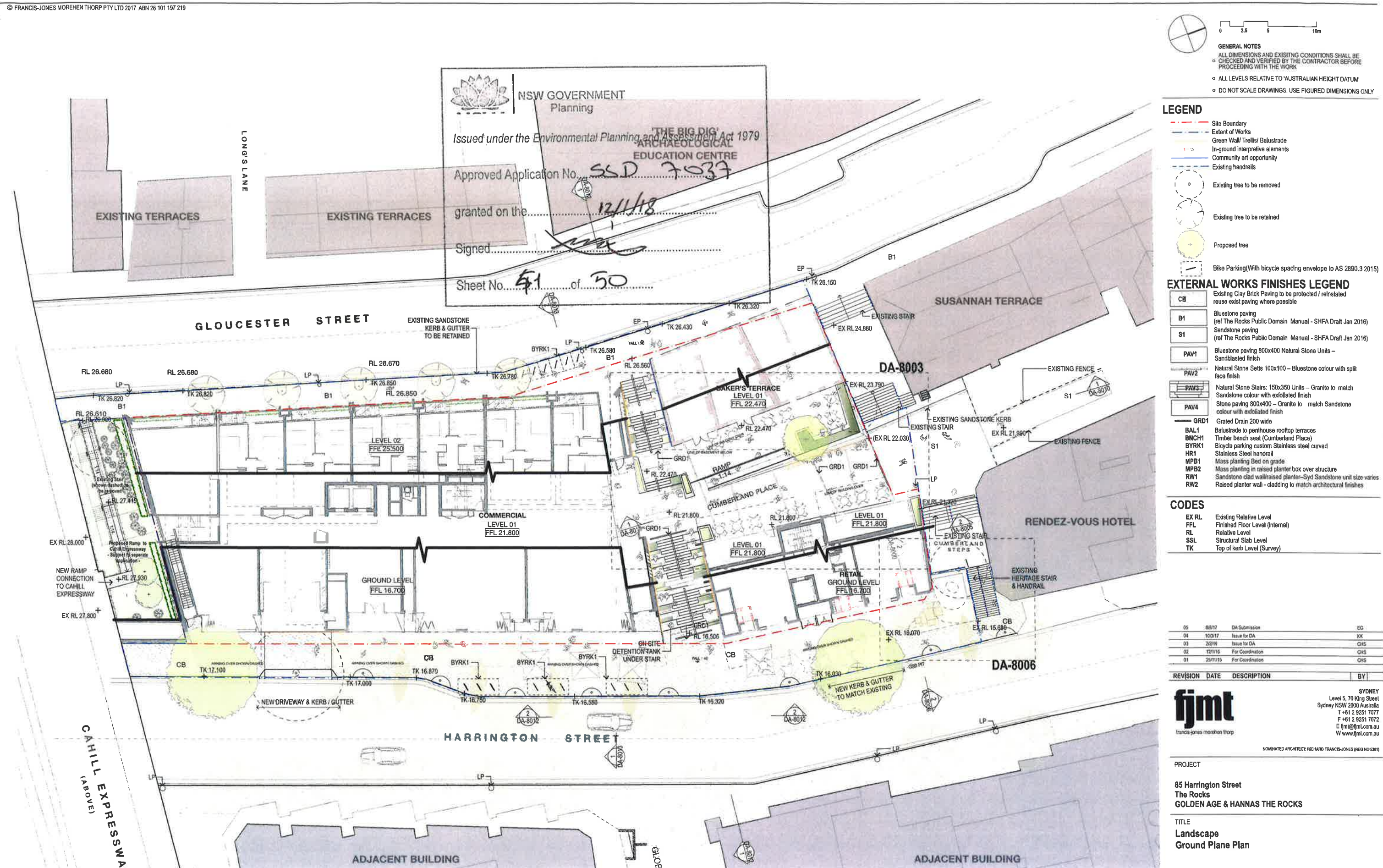
85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Landscape
Tree Management Plan

SCALE	1:250 @ A2	PROJECT CODE	GA85H
DATE	06-08-15	REVISION	05
SHEET NO.	DA-8001		

For Approval







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LEGEND

-
- Site Boundary
 Extent of Works
 Green Wall/ Trellis/ Balustrade
 In-ground interpretive elements
 Community art opportunity
 Existing handrails
 Existing tree to be removed
 Existing tree to be retained
 Proposed tree
 Bike Parking (With bicycle spacing envelope to AS 2890.3 2015)

EXTERNAL WORKS FINISHES LEGEND

- | | |
|---|--|
|  | Existing Clay Brick Paving to be protected / reinstated reuse exist paving where possible |
|  | Bluestone paving
(ref The Rocks Public Domain Manual - SHFA Draft Jan 2016) |
|  | Sandstone paving
(ref The Rocks Public Domain Manual - SHFA Draft Jan 2016) |
|  | Bluestone paving 800x400 Natural Stone Units – Sandblasted finish |
|  | Natural Stone Setts 100x100 – Bluestone colour with split face finish |
|  | Natural Stone Stairs: 150x350 Units – Granite to match Sandstone colour with exfoliated finish |
|  | Stone paving 800x400 – Granite to match Sandstone colour with exfoliated finish |
|  | Grated Drain 200 wide |
| BAL1 | Balustrade to penhouse rooftop terraces |
| BNCH1 | Timber bench seat (Cumberland Place) |
| BYRK1 | Bicycle parking custom Stainless steel curved |
| HR1 | Stainless Steel handrail |
| MPB1 | Mass planting Bed on grade |
| MPB2 | Mass planting in raised planter box over structure |
| RW1 | Sandstone clad wall/raised planter–Syd Sandstone unit size varies |
| RW2 | Raised planter wall - cladding to match architectural finishes |

CODES

- | | |
|-------|---------------------------------|
| EX RL | Existing Relative Level |
| FFL | Finished Floor Level (internal) |
| RL | Relative Level |
| SSL | Structural Slab Level |
| TK | Top of kerb Level (Survey) |

04	8/8/17	DA Submission	EG
03	10/3/17	Issue for DA	KK
02	2/2/16	Issue for DA	CHS
01	12/1/16	For Coordination	CHS

REV	SION	DATE	DESCRIPTION	BY
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fjmt
francis-jones morehen thorn

NOMINATED ARCHITECT: RICHARD FRANCIS JONES (REG NO 530)

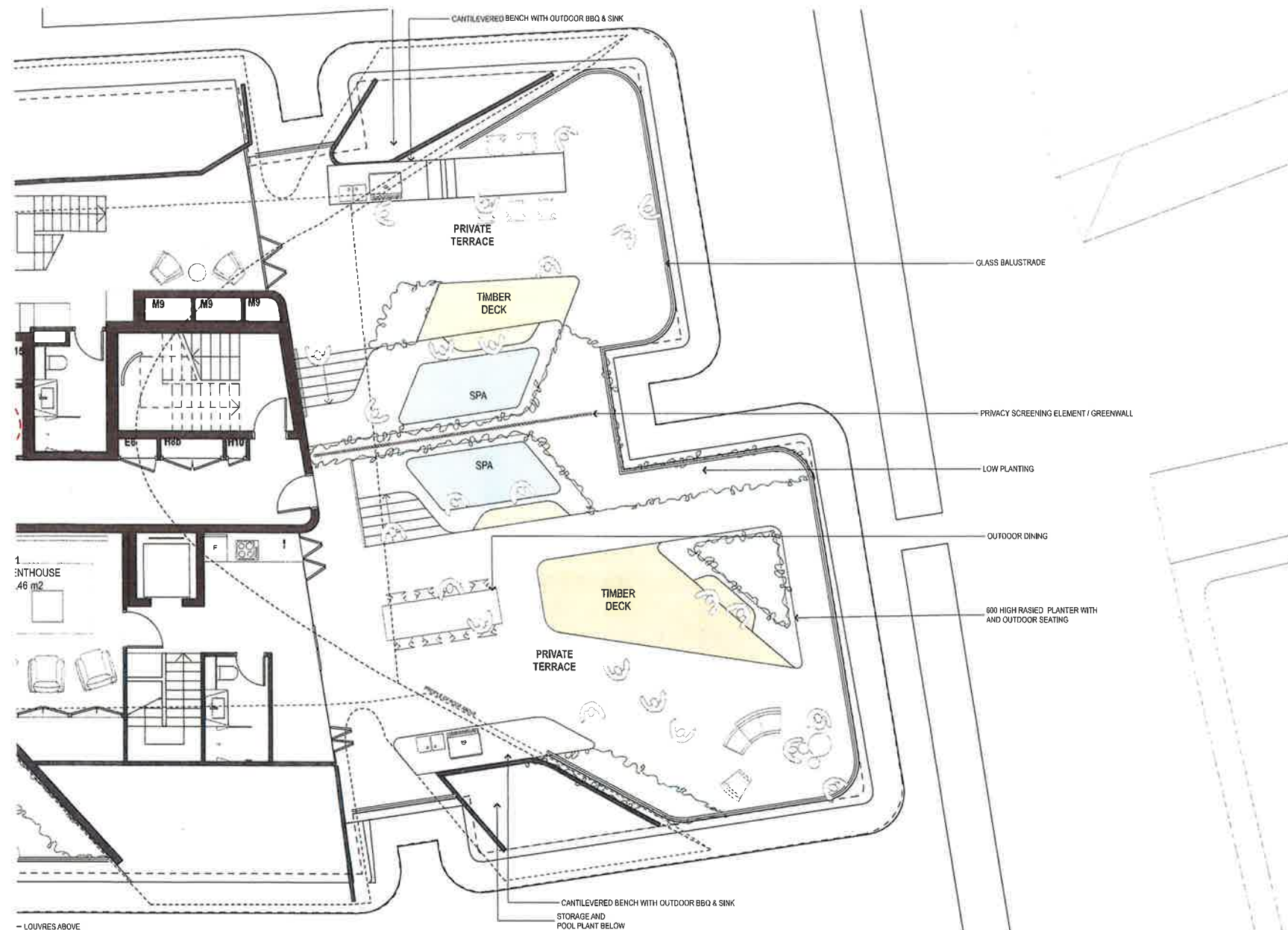
PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
**Landscape
Cumberland Place**

SCALE 1:100 @ A2	PROJECT CODE
DATE 06-08-15	GA85H
SHEET NO. DA-8003	REVISION 04

For Approval



1 PLAN Level 8 Terrace
1:100



NSW GOVERNMENT
Planning

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Approved Application No. SSD 7037

granted on the 12/1/18

Signed [Signature]

Sheet No. 43 of 50



- 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

KEYPLAN

EXTERNAL WORKS FINISHES LEGEND

CB	Existing Clay Brick Paving to be protected / reinstated reuse exist paving where possible
B1	Bluestone paving (ref The Rocks Public Domain Manual - SHFA Draft Jan 2016)
S1	Sandstone paving (ref The Rocks Public Domain Manual - SHFA Draft Jan 2016)
PAV1	Bluestone paving 800x400 Natural Stone Units – Sandblasted finish
PAV2	Natural Stone Setts 100x100 – Bluestone colour with split face finish
PAV3	Natural Stone Stairs: 150x350 Units – Granite to match Sandstone colour with exfoliated finish
PAV4	Slope paving 800x400 – Granite to match Sandstone colour with exfoliated finish
GRD1	Grated Drain 200 wide
BAL1	Balustrade to penthouse rooftop terraces
BNCH1	Timber bench seat (Cumberland Place)
BYRK1	Bicycle parking custom Stainless steel curved
HR1	Stainless Steel handrail
MPB1	Mass planting Bed on grade
MPB2	Mass planting in raised planter box over structure
RW1	Sandstone clad wall/raised planter-Syd Sandstone unit size varies
RW2	Raised planter wall - cladding to match architectural finishes

CODES

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SSL	Structural Slab Level
TK	Top of kerb Level (Survey)

05	8/8/17	DA Submission	EG
04	10/3/17	Issue for DA	KK
03	2/2/16	Issue for DA	CHS
02	12/1/16	For Coordination	CHS
01	25/1/15	For Coordination	CHS

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

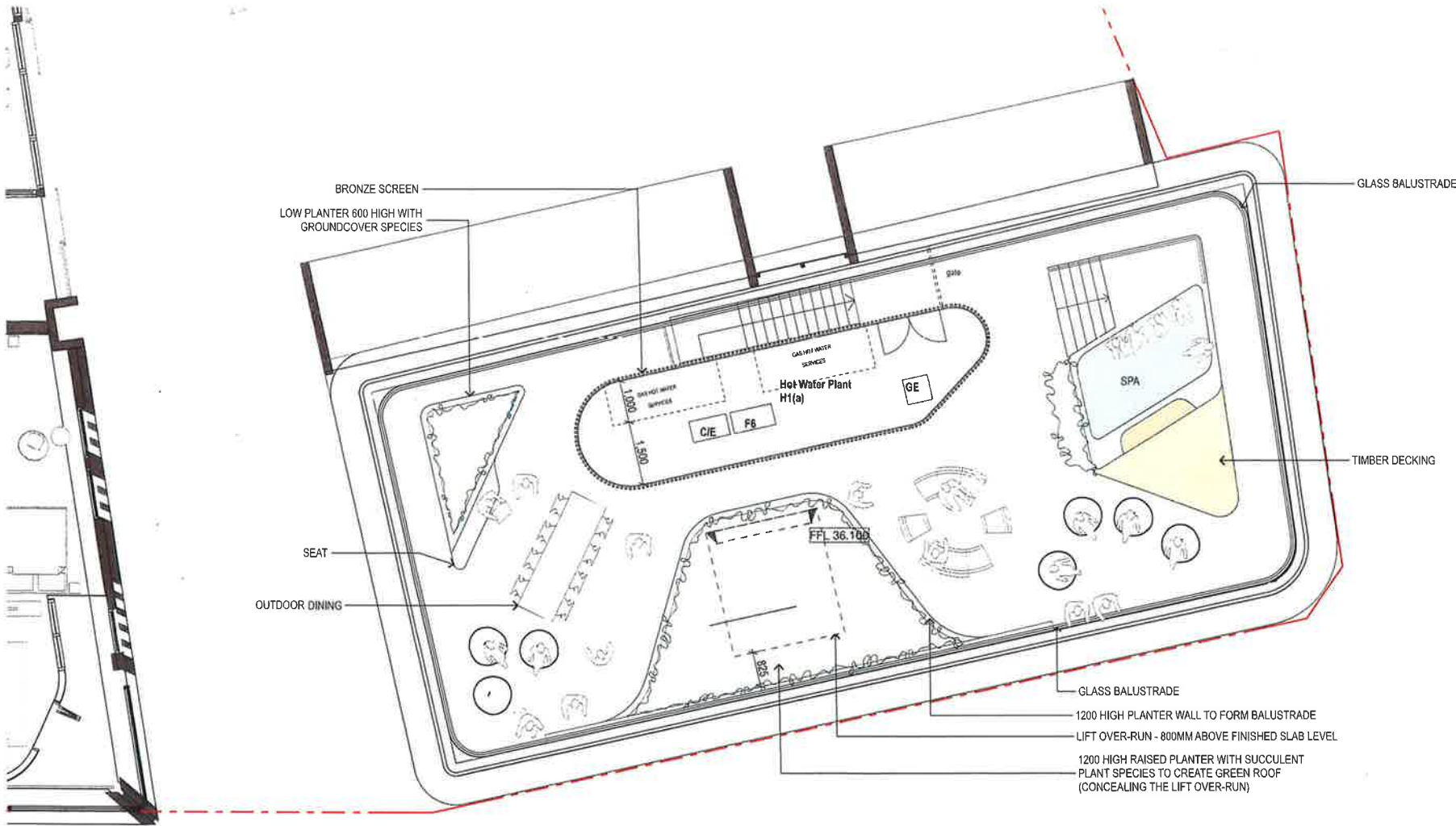
PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Landscape
Level 8 Terrace

SCALE	1:100 @ A2	PROJECT CODE
DATE	06-08-15	GA85H
SHEET NO.	DA-8004	REVISION
		05

For Approval



1 PLAN Communal Terrace
1:100

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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KEYPLAN

EXTERNAL WORKS FINISHES LEGEND

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PAV4	Stone paving 800x400 – Granite to match Sandstone colour with exfoliated finish
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RW2	Raised planter wall - cladding to match architectural finishes

CODES

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RL	Relative Level
SSL	Structural Slab Level
TK	Top of kerb Level (Survey)

 **NSW GOVERNMENT**
Planning

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Approved Application No. SSD 7037

granted on the 12/11/18

Signed [Signature]

Sheet No. 44 of 50

02	28/1/17	DA Submission	EG
01	10/3/17	Issue for DA	JK

REVISION **DATE** **DESCRIPTION** **BY**

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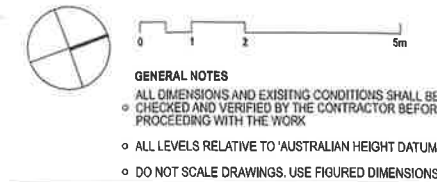
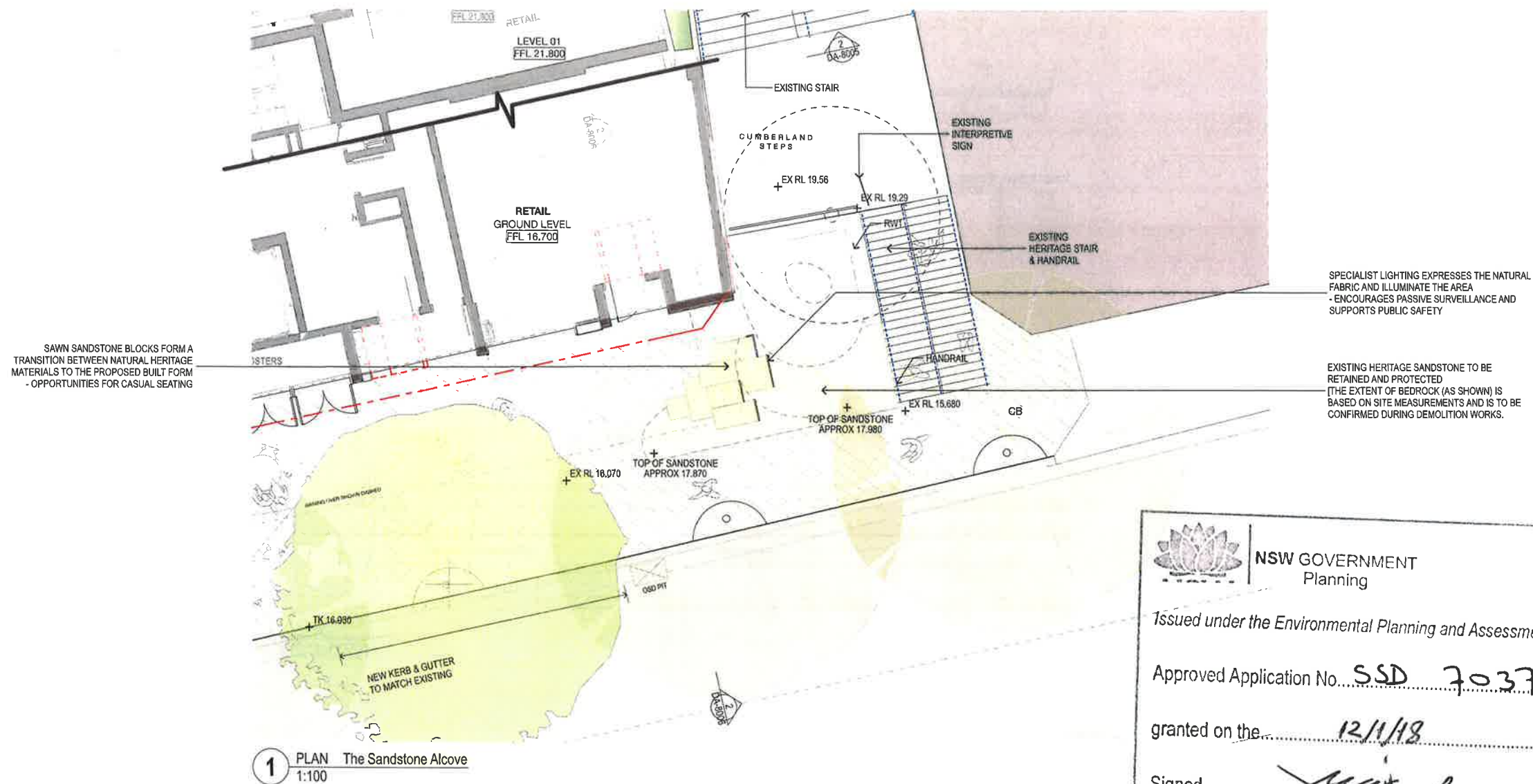
NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5201)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Landscape
Level 5 Terrace

SCALE	1:100 @ A2	PROJECT CODE	GA85H
DATE	06-08-15	REVISION	02
SHEET NO.	DA-8005		

**KEYPLAN**NSW GOVERNMENT
Planning

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Approved Application No. SSD 7037

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Signed [Signature]

Sheet No. 45 of 50

LEGEND

- Existing tree to be removed
- Existing tree to be retained
- Proposed tree

EXTERNAL WORKS FINISHES LEGEND

- CB Existing Clay Brick Paving to be protected / reinstated reuse exist paving where possible
- B1 Bluestone paving (ref The Rocks Public Domain Manual - SHFA Draft Jan 2016)
- S1 Sandstone paving (ref The Rocks Public Domain Manual - SHFA Draft Jan 2016)
- PAV1 Bluestone paving 600x400 Natural Stone Units - Sandblasted finish
- PAV2 Natural Stone Setts 100x100 - Bluestone colour with split face finish
- PAV3 Natural Stone Stairs: 150x350 Units - Granite to match Sandstone colour with exfoliated finish
- PAV4 Stone paving 800x400 - Granite to match Sandstone colour with exfoliated finish
- GRD1 Grated Drain 200 wide
- BAL1 Balustrade to penthouse rooftop terraces
- BNCH1 Timber bench seat (Cumberland Place)
- BYRK1 Bicycle parking custom Stainless steel curved
- HR1 Stainless Steel handrail
- MPB1 Mass planting Bed on grade
- MPB2 Mass planting in raised planter box over structure
- RW1 Sandstone clad wall/raised planter - Syd Sandstone unit size varies
- RW2 Raised planter wall - cladding to match architectural finishes

CODES

- EX RL Existing Relative Level
- FFL Finished Floor Level (internal)
- RL Relative Level
- SSL Structural Slab Level
- TK Top of kerb Level (Survey)

02	8/8/17	DA Submission	EG
01	10/3/17	Issue for DA	KK

REVISION	DATE	DESCRIPTION	BY
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W www.fjmt.com.au

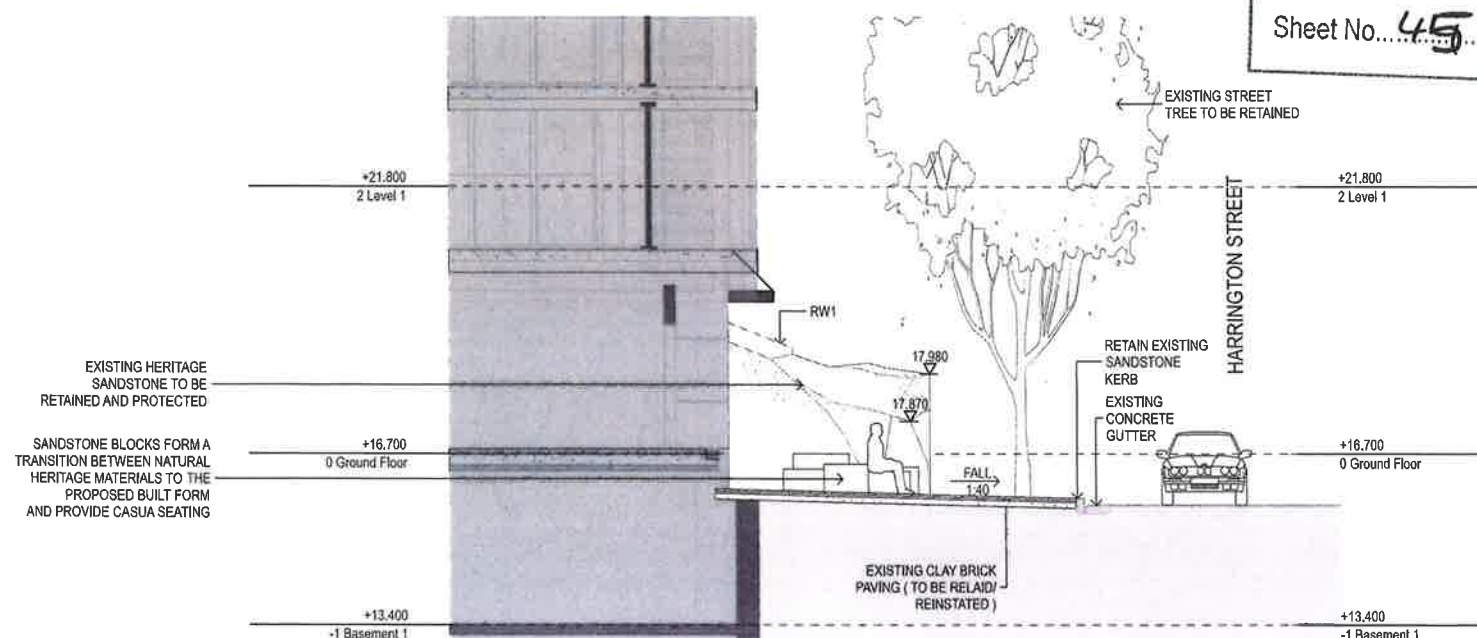
NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
Landscape
The Sandstone Alcove

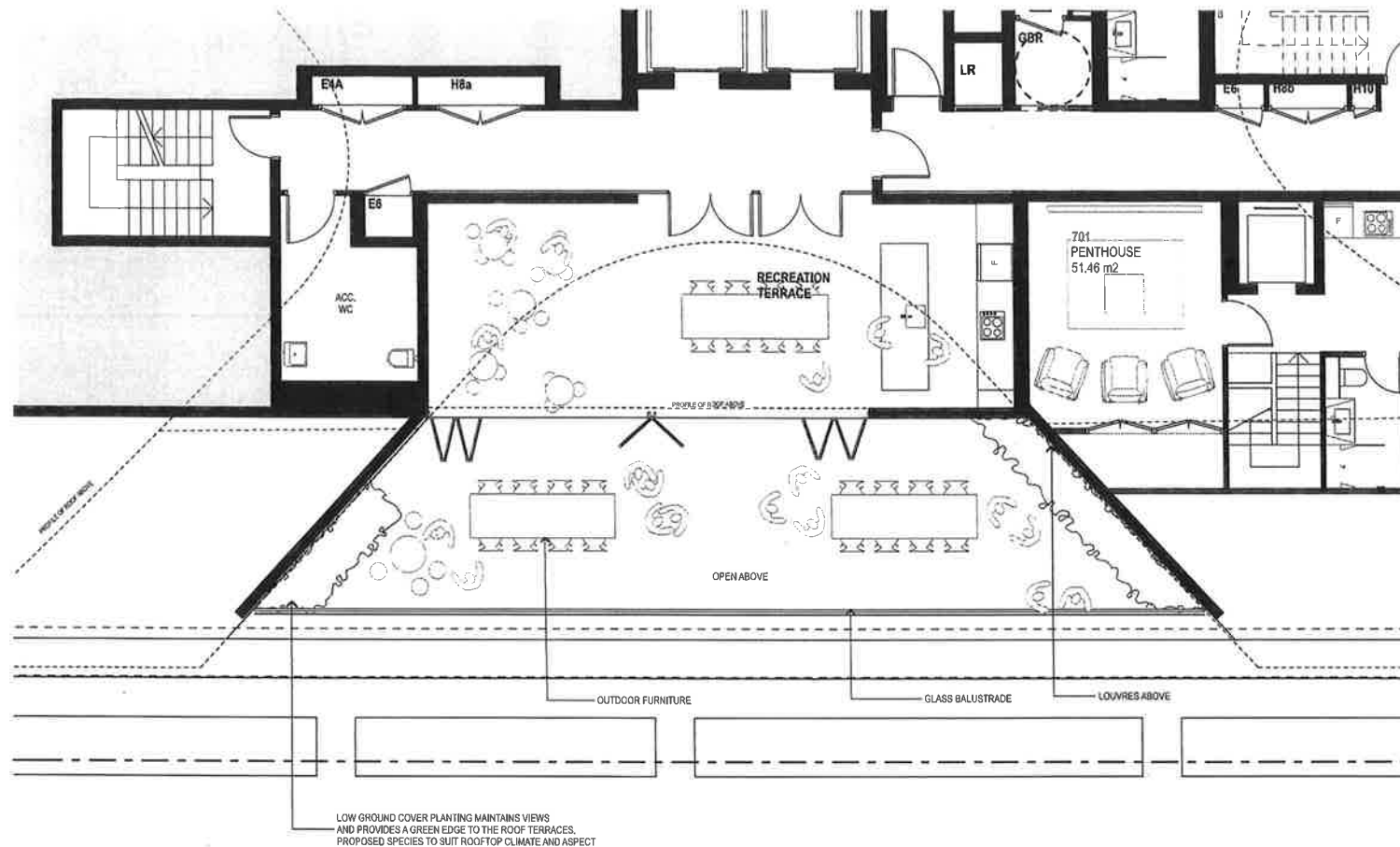
SCALE 1:100 @ A2	PROJECT CODE
DATE 06-08-15	GA85H
SHEET NO. DA-8006	REVISION 02

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'
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

KEYPLAN



1 PLAN Communal Terrace
1:100

EXTERNAL WORKS FINISHES LEGEND

CB	Existing Clay Brick Paving to be protected / reinstated reuse exist paving where possible
B1	Bluestone paving (ref The Rocks Public Domain Manual - SHFA Draft Jan 2016)
S1	Sandstone paving (ref The Rocks Public Domain Manual - SHFA Draft Jan 2016)
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PAV2	Natural Stone Setts 100x100 - Bluestone colour with split face finish
PAV3	Natural Stone Slabs: 150x350 Units - Granite to match Sandstone colour with exfoliated finish
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RW2	Raised planter wall - cladding to match architectural finishes

CODES

EX RL	Existing Relative Level
FFL	Finished Floor Level (internal)
RL	Relative Level
SSL	Structural Slab Level
TK	Top of Kerb Level (Survey)



NSW GOVERNMENT
Planning

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Approved Application No. SSD 7037

granted on the 12/1/18

Signed [Signature]

Sheet No. 46 of 50

01 8/8/17 DA Submission EG

REVISION	DATE	DESCRIPTION	BY
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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

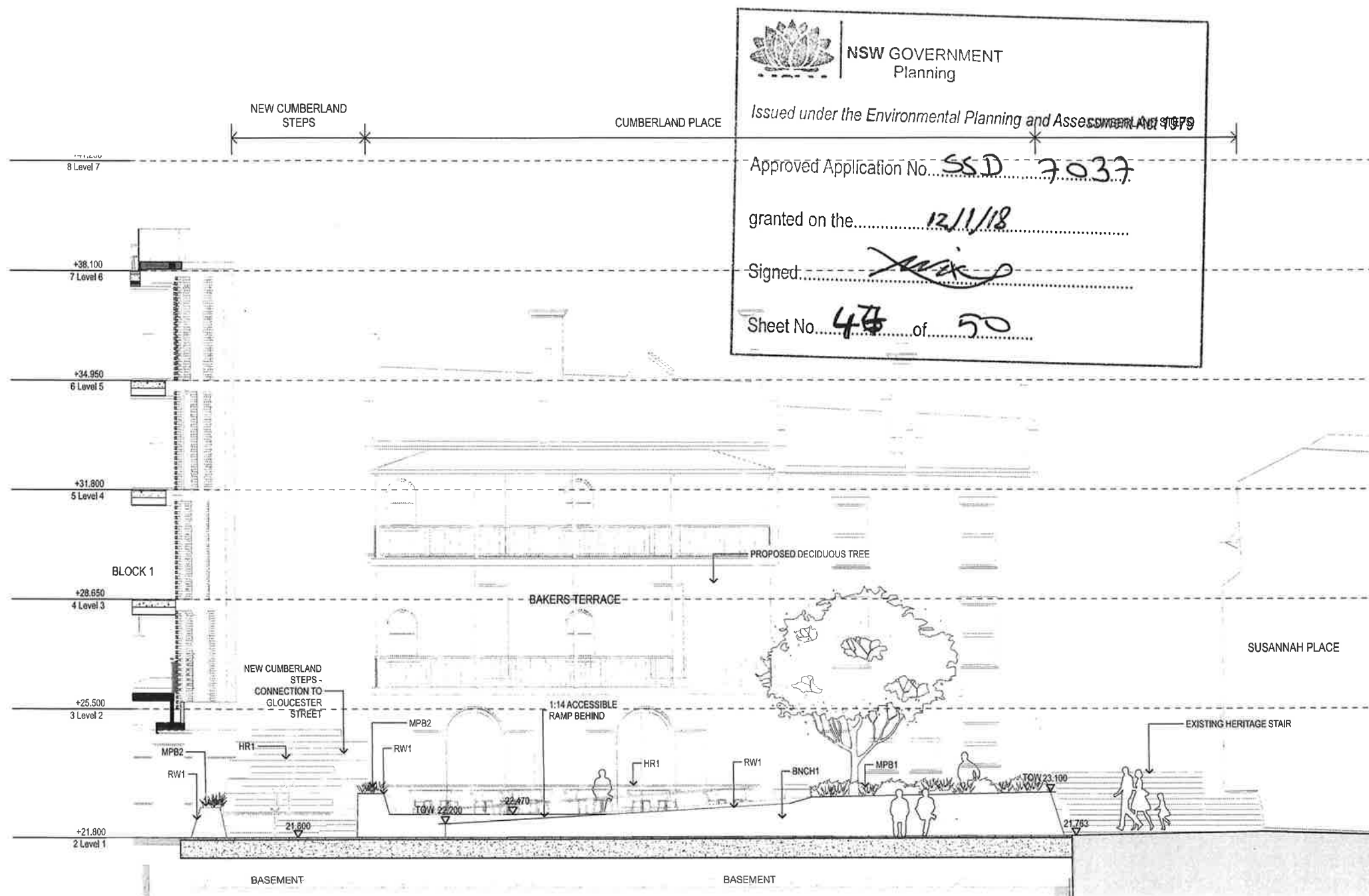
TITLE
**Landscape
Communal Terrace**

SCALE	1:100 @ A2	PROJECT CODE	GA85H
DATE	06-09-15	REVISION	01
SHEET NO.	DA-8007		

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'
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

KEYPLAN

1 SECTION / ELEVATION Cumberland Place - Bakers Terrace
1:100



NSW GOVERNMENT
Planning

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Approved Application No. **SSD 7037**

granted on the **12/11/18**

Signed **[Signature]**

Sheet No. **48** of **50**

EXTERNAL WORKS FINISHES LEGEND

CB	Existing Clay Brick Paving to be protected / reinstated reuse exist paving where possible
B1	Bluestone paving (ref The Rocks Public Domain Manual - SHFA Draft Jan 2016)
S1	Sandstone paving (ref The Rocks Public Domain Manual - SHFA Draft Jan 2016)
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RW2	Raised planter wall - cladding to match architectural finishes

CODES

EX RL	Existing Relative Level
FFL	Finished Floor Level (internal)
RL	Relative Level
SSL	Structural Slab Level
TK	Top of kerb Level (Survey)

05	06/17	DA Submission	EG
04	10/17	Issue for DA	KK
03	2/18	Issue for DA	CHS
02	12/16	For Coordination	CHS
01	25/11/15	For Coordination	CHS

REVISION	DATE	DESCRIPTION	BY
----------	------	-------------	----

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO S301)

PROJECT

**85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS**

**TITLE
Landscape
Section/Elevations**

SCALE 1:100 @ A2	PROJECT CODE
DATE 06-08-15	GA85H
SHEET NO. DA-8010	REVISION 05



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
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KEYPLAN**EXTERNAL WORKS FINISHES LEGEND**

CB	Existing Clay Brick Paving to be protected / reinstated reuse exist paving where possible
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CODES

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FFL	Finished Floor Level (internal)
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SSL	Structural Slab Level
TK	Top of kerb Level (Survey)

05	8/8/17	DA Submission	EG
04	10/2/17	Issue for DA	KC
03	2/2/16	Issue for DA	CHS
02	12/1/16	For Coordination	CHS
01	25/11/15	For Coordination	CHS

REVISION	DATE	DESCRIPTION	BY
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E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5801)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
**Landscape
Section/Elevations**

SCALE 1:100 @ A2	PROJECT CODE
DATE 06-08-15	GA85H
SHEET NO. DA-8011	REVISION 05

For Approval

 **NSW GOVERNMENT
Planning**

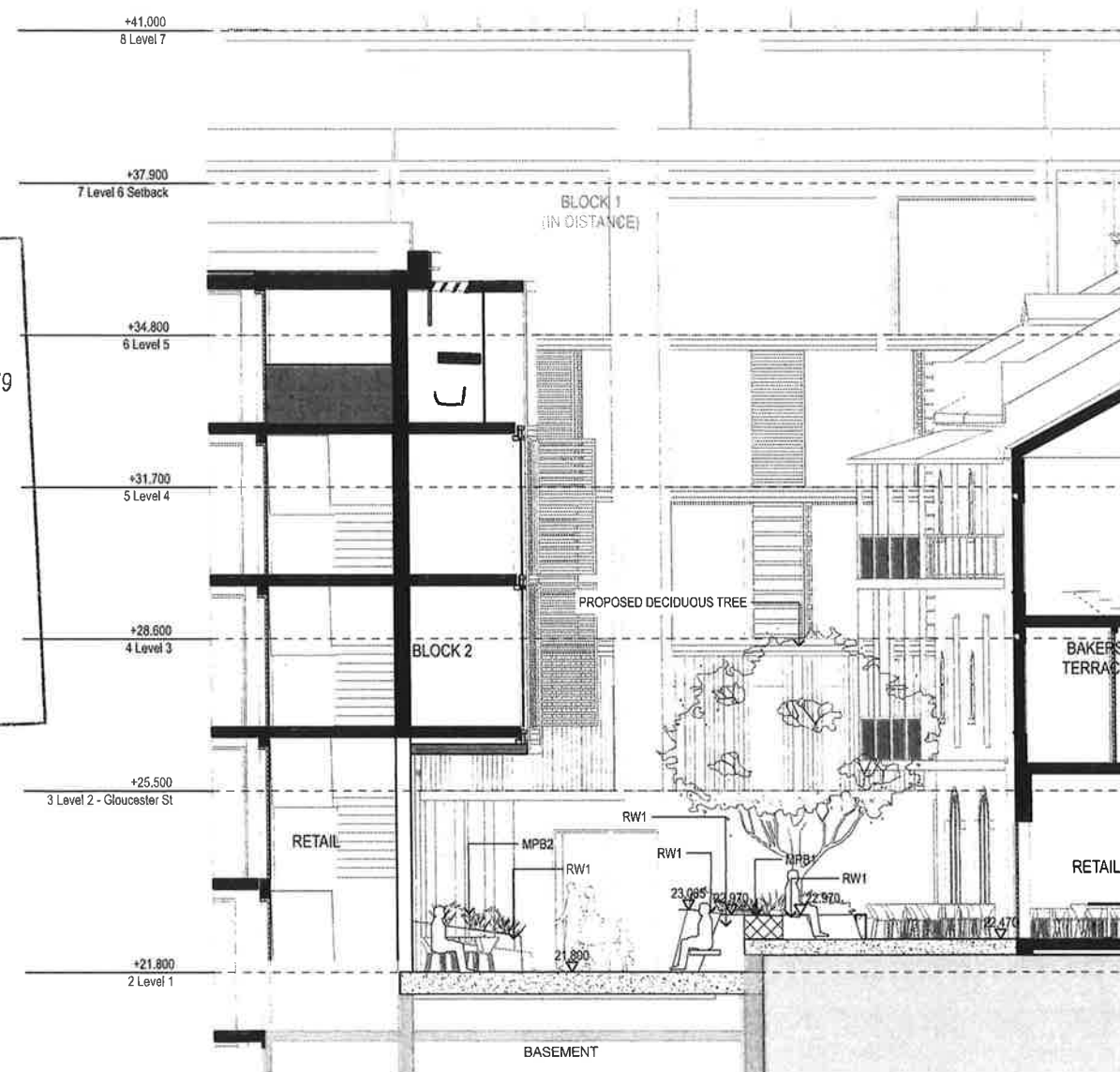
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Approved Application No. SSD 7037

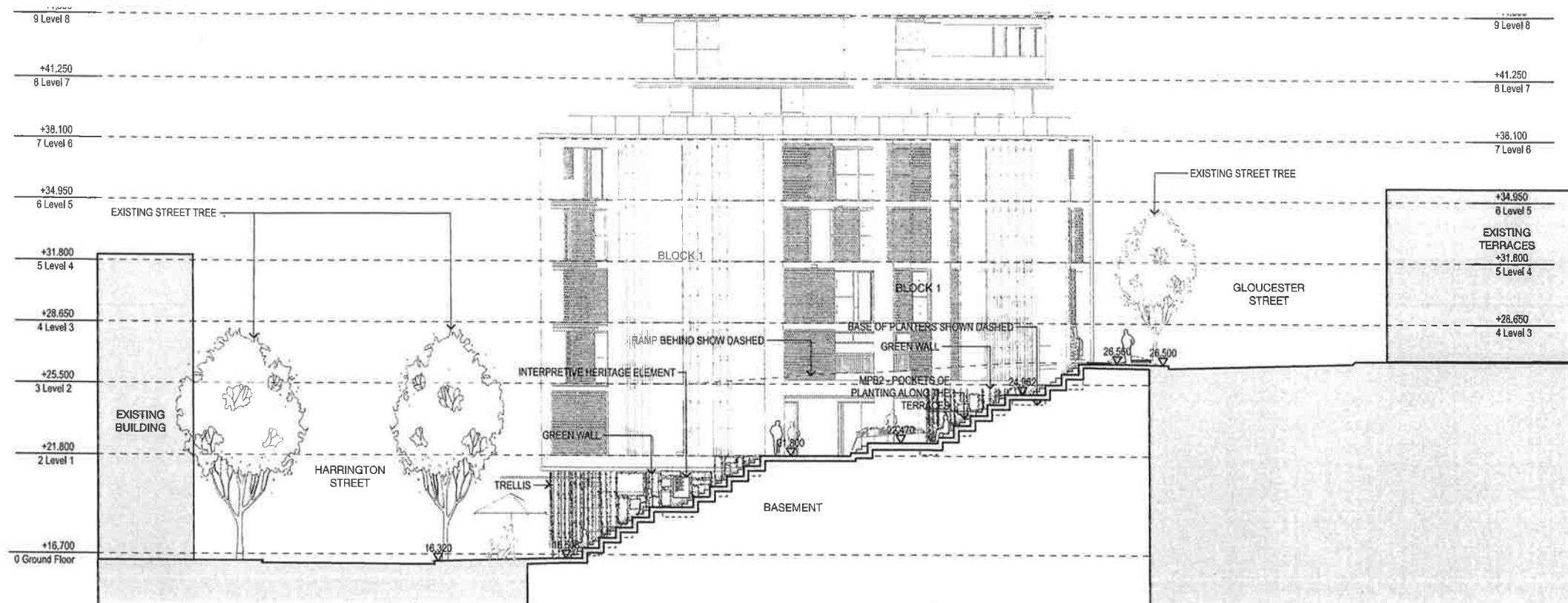
granted on the 12/1/18

Signed [Signature]

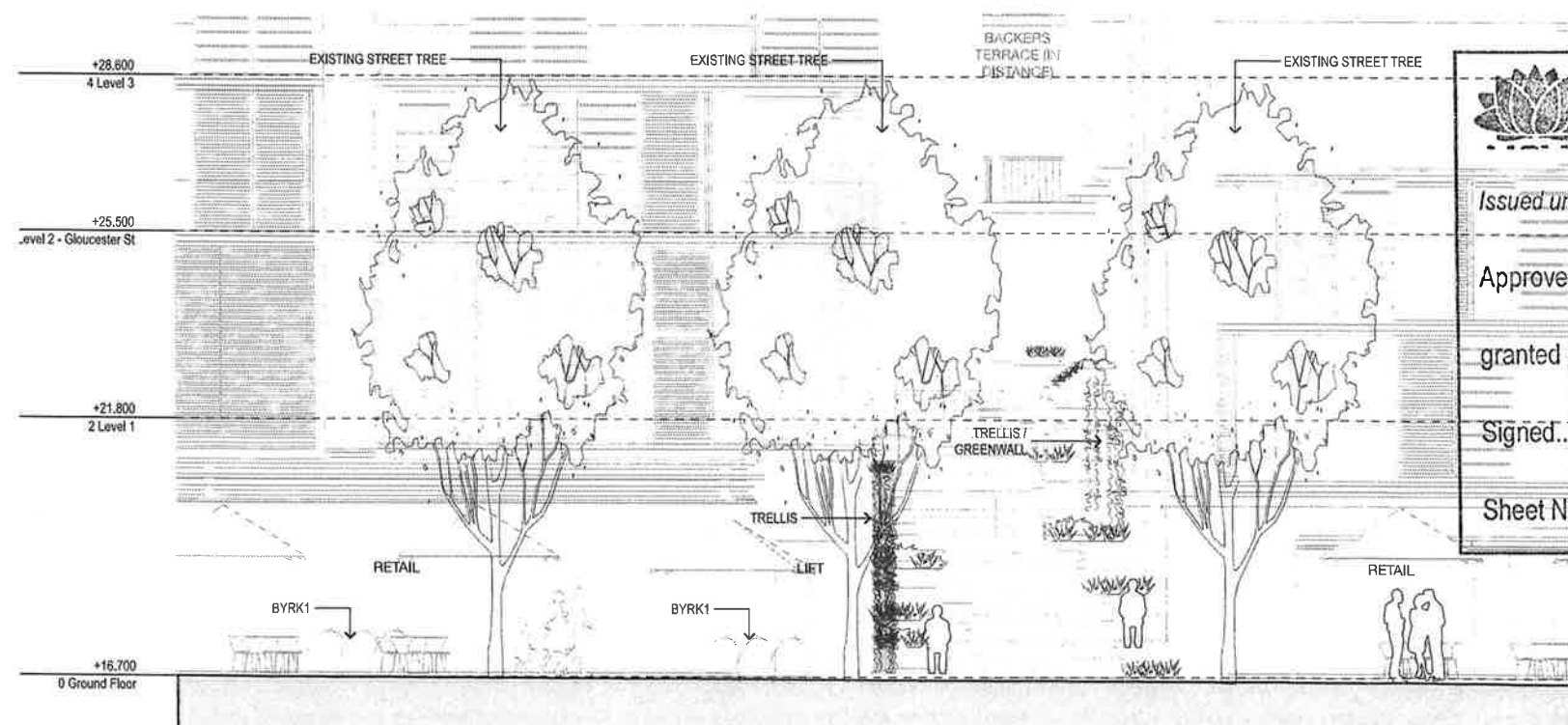
Sheet No. 48 of 50



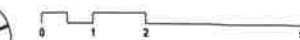
1 SECTION / ELEVATION Section 2 Bakers Terrace
1:100



1 SECTION / ELEVATION Section 3 New Cumberland Steps
1:200



2 ELEVATION Harrington Street Frontage
1:100



- GENERAL NOTES**
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KEYPLAN

EXTERNAL WORKS FINISHES LEGEND

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Planning

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granted on the 12/11/18

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Sheet No. 48 of 50

05	8/8/17	DA Submission	EG
04	10/3/17	Issue for DA	KK
03	2/2/16	Issue for DA	CHS
02	12/1/16	For Coordination	CHS
01	25/11/15	For Coordination	CHS

REVISION	DATE	DESCRIPTION	BY
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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5201)

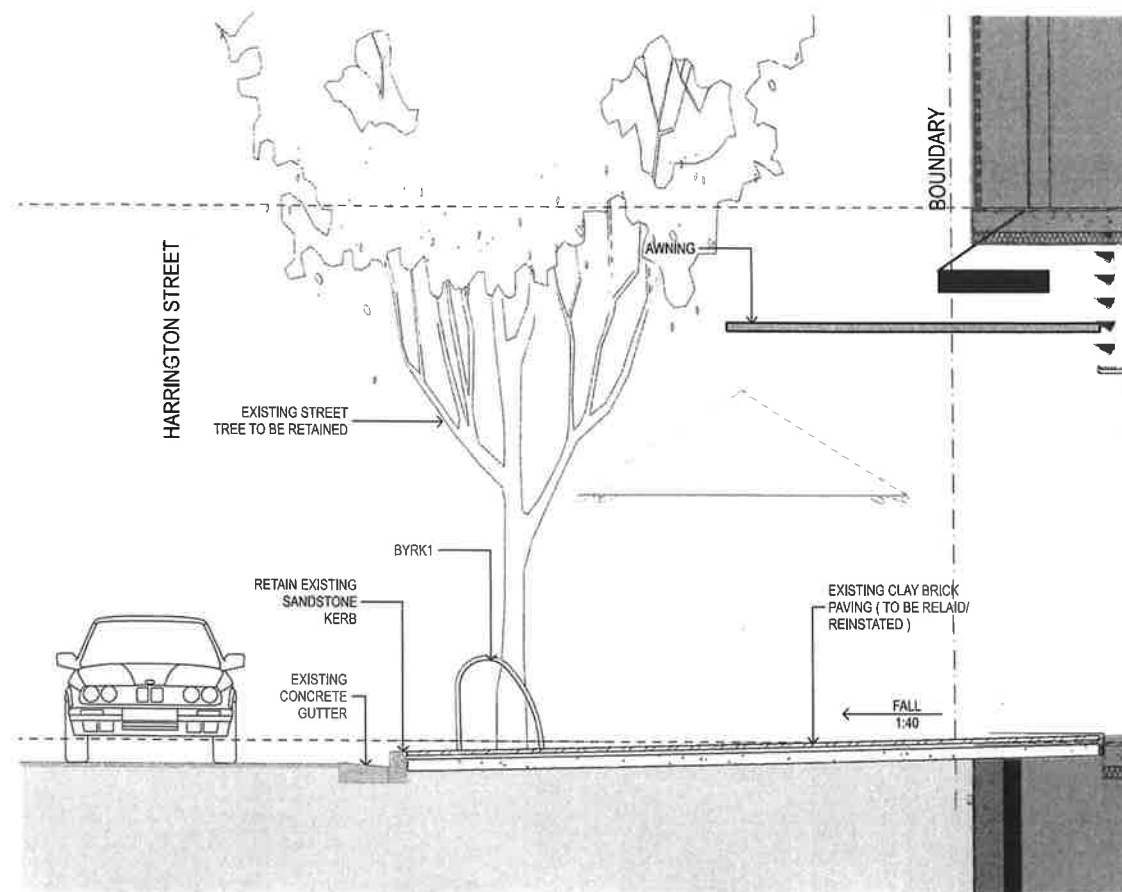
PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

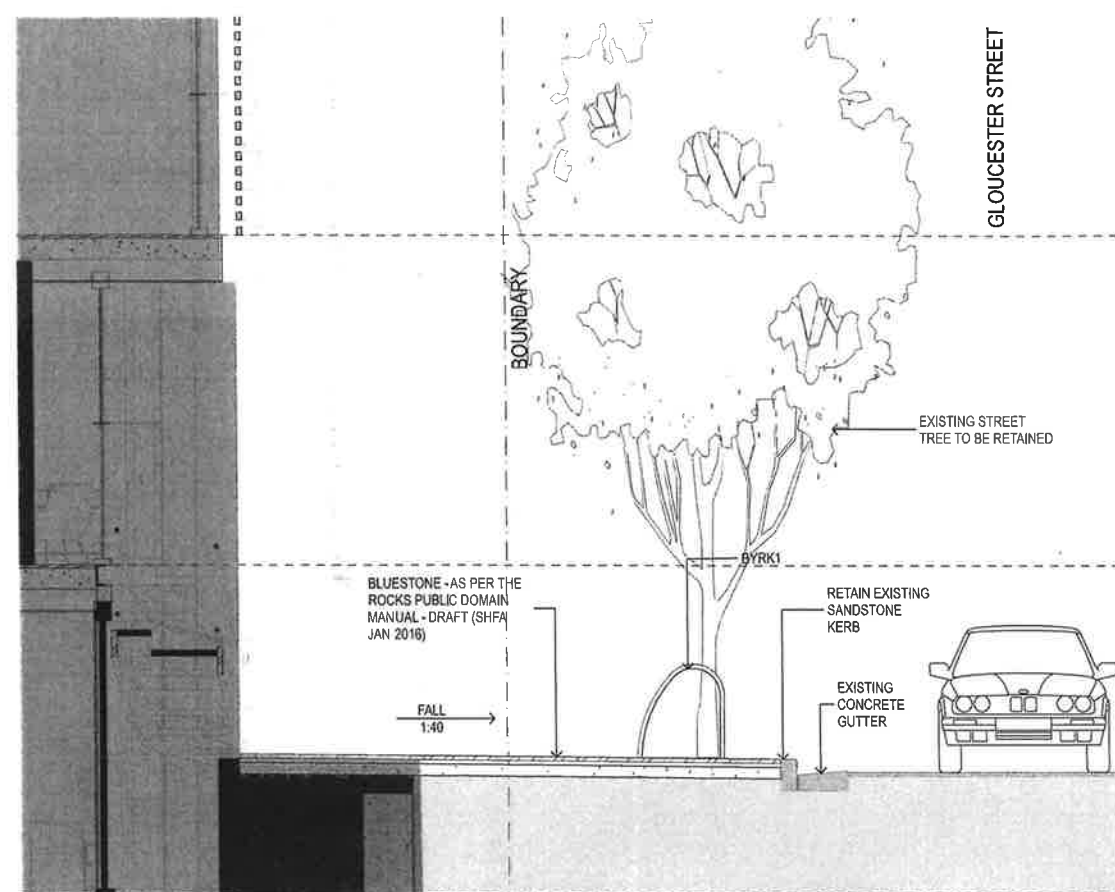
TITLE
Landscape
Section/Elevations

SCALE	1:100 @ A2	PROJECT CODE
DATE	06-08-15	GA85H
SHEET NO.	DA-8012	REVISION
		05

For Approval



1 SECTION / ELEVATION Harrington St Section
1:50



2 SECTION / ELEVATION Gloucester Street Frontage
1:50



0 0.5 1.0 2.0m

- 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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KEYPLAN

EXTERNAL WORKS FINISHES LEGEND

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CODES

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RL	Relative Level
SSL	Structural Slab Level
TK	Top of kerb Level (Survey)



NSW GOVERNMENT
Planning

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Approved Application No. SSD 7037

granted on the 12/1/18

Signed [Signature]

Sheet No. 50 of 50

05	8/8/17	DA Submission	EG
04	18/2/17	Issue for DA	KR
03	22/2/16	Issue for DA	CHS
02	19/1/16	For Coordination	CHS
01	29/1/15	For Coordination	CHS

REVISION	DATE	DESCRIPTION	BY
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francis-jones morehen thorp

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PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE
**Landscape
Section/Elevations**

SCALE	1:50 @ A2	PROJECT CODE
DATE	06-08-15	GA85H
SHEET NO.	DA-8013	REVISION
		05

For Approval