

FINISHES SCHEDULE



ss
Shot-blasted Stainless Steel



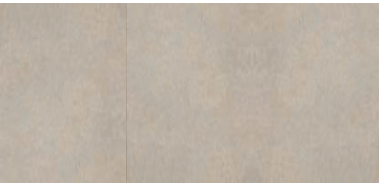
ss
Shot-blasted Stainless Steel



ms
Mild Steel With Micaceous Oxide Paint



td
Hardwood Timber Decking



st
Stone Tile Floors

STATE SIGNIFICANT DEVELOPMENT APPLICATION

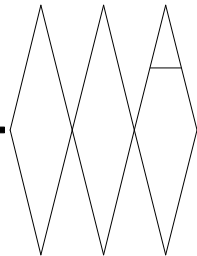
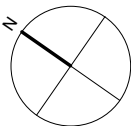
for internal fit-out and new deck and canopy structure
to the lower ground floor of the Former Evans Store
Building/Harbour Rocks Hotel at
34-52 Harrington St, The Rock NSW

for TMG Developments

November 2017



1 Location Plan
NTS





Note:
To be read in conjunction with other consultant's drawings. Do not scale off drawings. Verify dimensions on site before work commences. Any discrepancies are to be reported to the architect immediately. The Building Code of Australia, relevant Australian Standards and Authorities are to be complied with.

STATE SIGNIFICANT DEVELOPMENT

0	2	4	6	8	10	12m
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Issue / Amendments:
- Issued for SSD

Date:
15.11.17

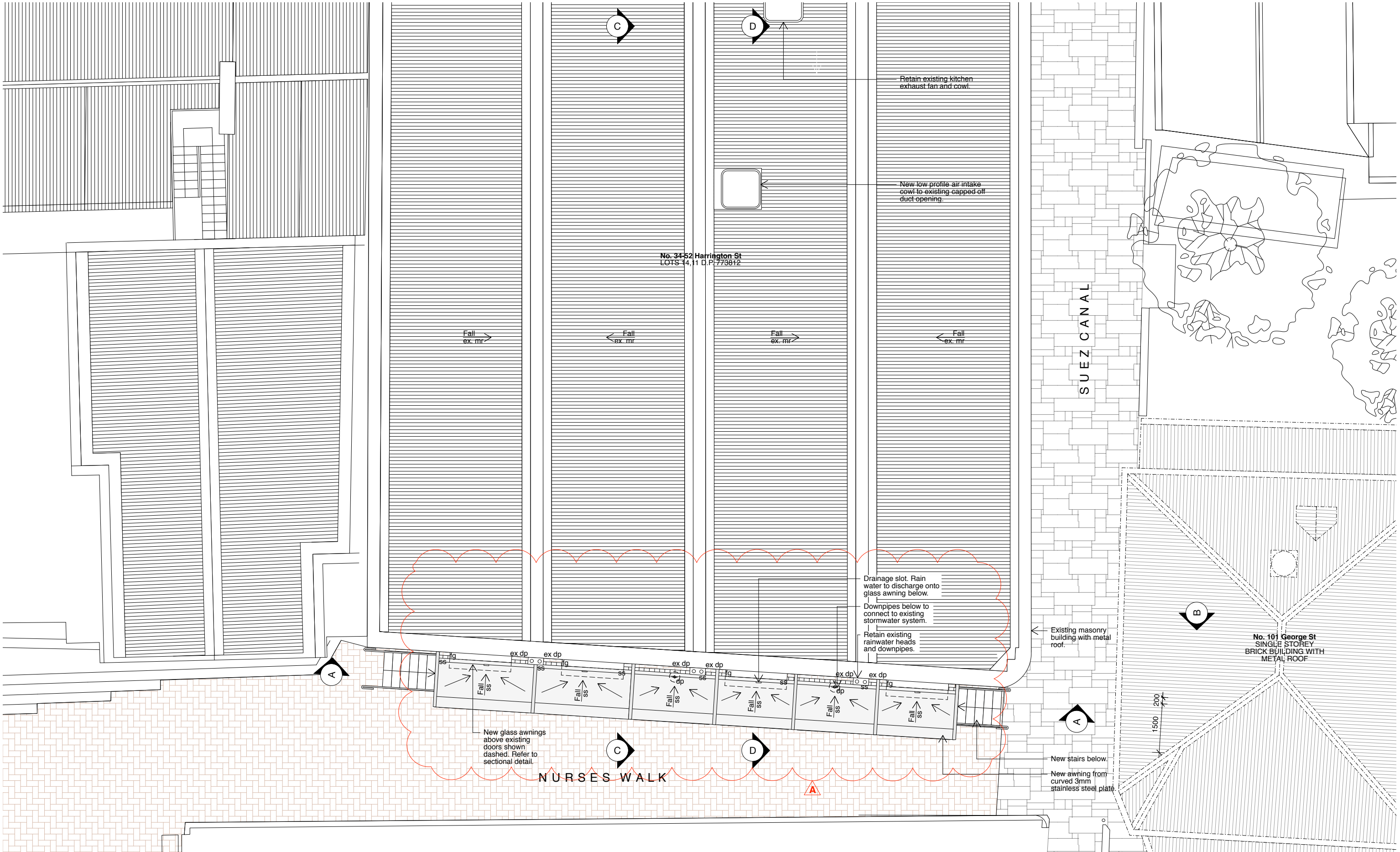
Legend:

c	column	mr	metal roofing	---	Line of structure over / under
car	carpet	pb	plasterboard	---	To be demolished
con	concrete	pbr	painted brick	---	Existing structure
cp	concrete pavers	pp	permeable paving	---	New wall
ct	ceramic tiles	ss	stainless steel		
d	door	st	stone		
dp	downpipe	tb	timber boards		
ex	existing	td	timber deck		
fc	fibre cement	tf	timber floor		
fg	fixed glass	tt	terracotta tile		
gl	glass louvre	tm	timber		
mc	metal cladding	w	window		

Level 4/69 Reservoir Street, Surry Hills
New South Wales, Australia 2010
mail@welshmajor.com
Tel: 02 9699 6066
ABN: 67 612 977 303
Nom. Archs: C. Major ARB No 9193
D. Welsh ARB No. 6968

Welsh+Major

Project	Project Ref. No.			
Harbour Rocks Hotel	1710			
34-52 Harrington St, The Rocks NSW				
Drawing Title	Drawing No.			
Context Plan	SSDA01			
Scale:	Date:	Drawn:	Checked:	Issue:
1:500	Aug 2017	MD	CM	-



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STATE SIGNIFICANT DEVELOPMENT

0 1 2 3 4 5 6m

Issue / Amendments:

- Issued for SSD
A Design of canopy and deck structure revised following OEH feedback

Date:
15.11.17
15.05.18

Legend:

c	column	mr	metal roofing	---	Line of structure over / under
car	carpet	pb	plasterboard	- - - -	To be demolished
con	concrete	pbr	painted brick	—	Existing structure
cp	concrete pavers	pp	permeable paving	—	New wall
ct	ceramic tiles	ss	stainless steel		
d	door	st	stone		
dp	downpipe	tb	timber boards		
ex	existing	td	timber deck		
fc	fibre cement	tf	timber floor		
fg	fixed glass	tt	terracotta tile		
gl	glass louvre	tm	timber		
mc	metal cladding	w	window		

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Project
Harbour Rocks Hotel
34-52 Harrington St, The Rocks NSW

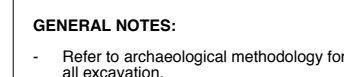
Project Ref. No.
1710

Drawing Title
Site + Roof Plan

Drawing No.
SSDA02

Scale:	Date:	Drawn:	Checked:	Issue:
1:100	Aug 2017	AS	CM	A

	Existing epoxy floor finish to be removed suitable for re application/new floor finish.
	Existing floor slab to be removed and area below excavated (if required) to achieve proposed new FFL and drainage falls.
	Existing ceramic tiles and tile bed to be removed.
	Existing timber flooring and underlay to be removed.



0	1	2	3	4	5	6m
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A circle with a horizontal radius labeled 'r'.

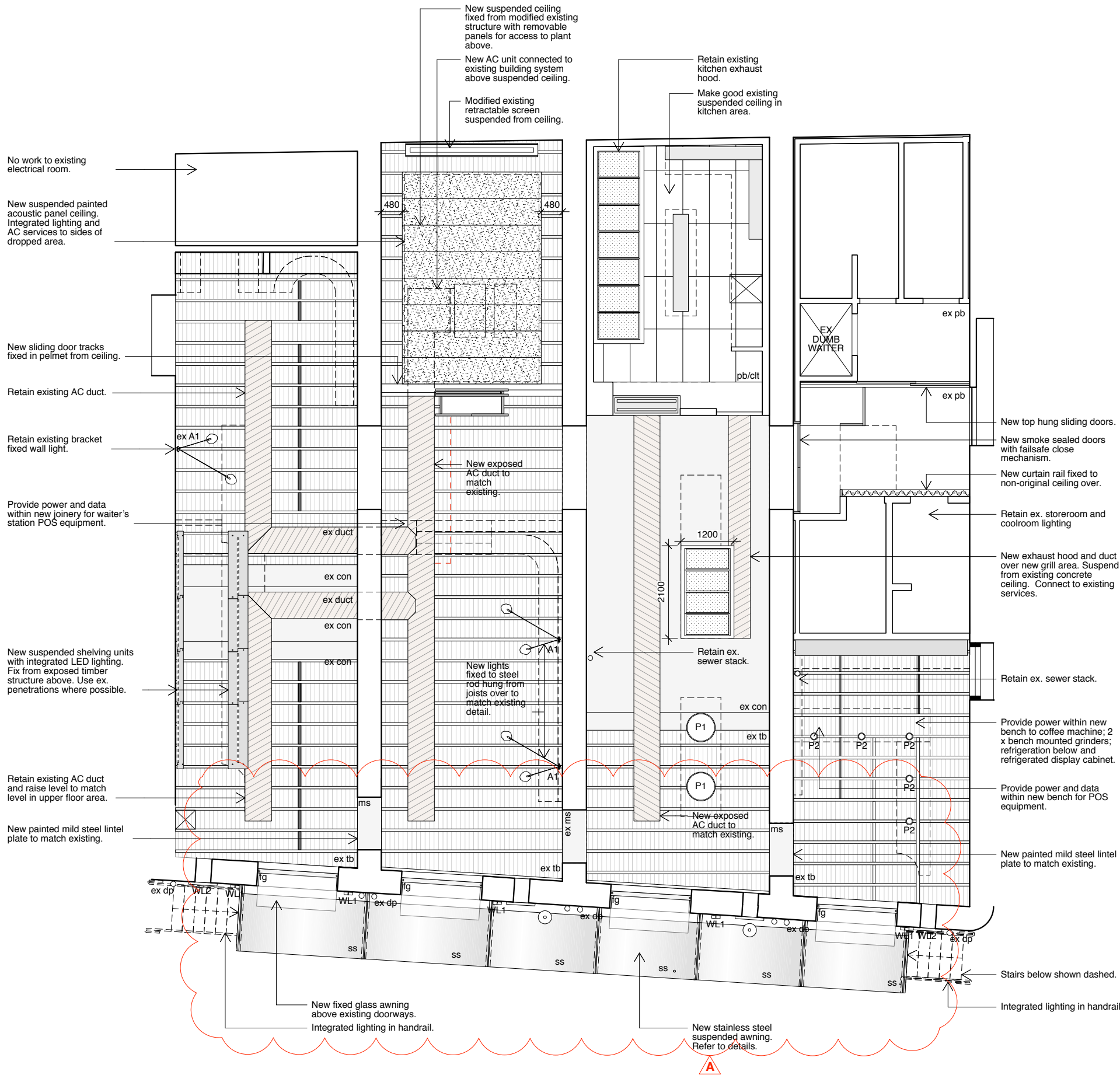
 Line of structure over / under
 To be demolished
 Existing structure
 New wall

Welsh+ Major

1710

Drawing. No.
SSDA04

Scale:	Date:	Drawn:	Checked:	Issue:
1:100	Aug 2017	AS	CM	-



- GENERAL NOTES:**
1. All new electrical services to be surface mounted on exposed timber ceiling to match detail of existing ceiling mounted services.
 2. Existing penetrations/fixing location to be re-used for new services.
 3. Where possible, new services are to be fixed from non original fabric. Heritage Architect to reviewed on site.
 4. No services to be mounted on existing sandstone walls.
 5. New service runs to make use of existing penetrations and fixing locations.
 6. New paint finish to existing exposed timber ceilings and ceiling mounted services.
 7. Refer to Electrical Engineer's drawings for locations of lighting and dry fire services.
 8. Refer to Hydraulic Engineer's drawings for locations of existing an modified ceiling mounted hydraulic services and fire sprinklers.
 9. Refer to Mechanical Engineer's drawings for locations of existing and modified ceiling mounted mechanical services.

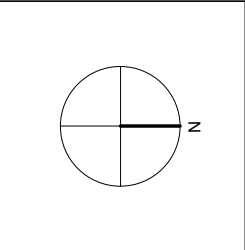
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STATE SIGNIFICANT DEVELOPMENT

0	1	2	3	4	5	6m
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Issue / Amendments:

-	Issued for SSD	Date: 15.11.17
A	Design of canopy and deck structure revised following OEH feedback	Date: 15.05.18



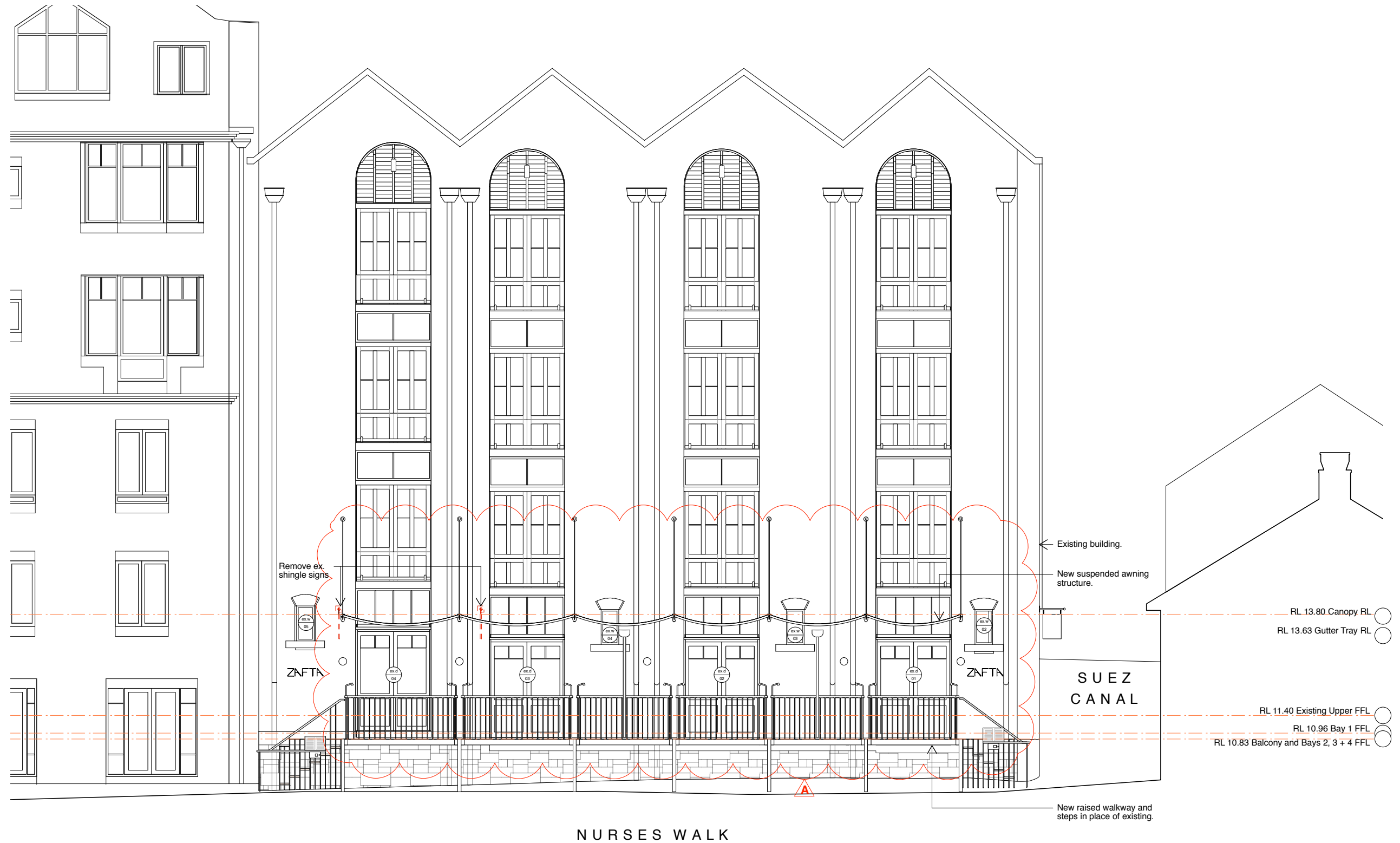
Legend:

c	column	mr	metal roofing	---	Line of structure over / under
car	carpet	pb	plasterboard	- - - -	To be demolished
con	concrete	pbr	painted brick	—	Existing structure
cp	concrete pavers	pp	permeable paving	—	New wall
ct	ceramic tiles	st	stainless steel		
d	door	tb	timber boards		
dp	downpipe	td	timber deck		
ex	existing	tf	timber floor		
fc	fibre cement	tt	terracotta tile		
fg	fixed glass	tm	timber		
gl	glass louvre	w	window		
mc	metal cladding				

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Project		Project Ref. No.		
Harbour Rocks Hotel		1710		
34-52 Harrington St, The Rocks NSW				
Drawing Title		Drawing. No.		
Lower Ground Floor RCP		SSDA05		
Scale:	Date:	Drawn:	Checked:	Issue:
1:100	Aug 2017	AS	CM	A



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STATE SIGNIFICANT DEVELOPMENT

0	1	2	3	4	5	6m
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Issue / Amendments:	Date:
- Issued for SSD	15.11.17
A Design of canopy and deck structure revised following OEH feedback	15.05.18

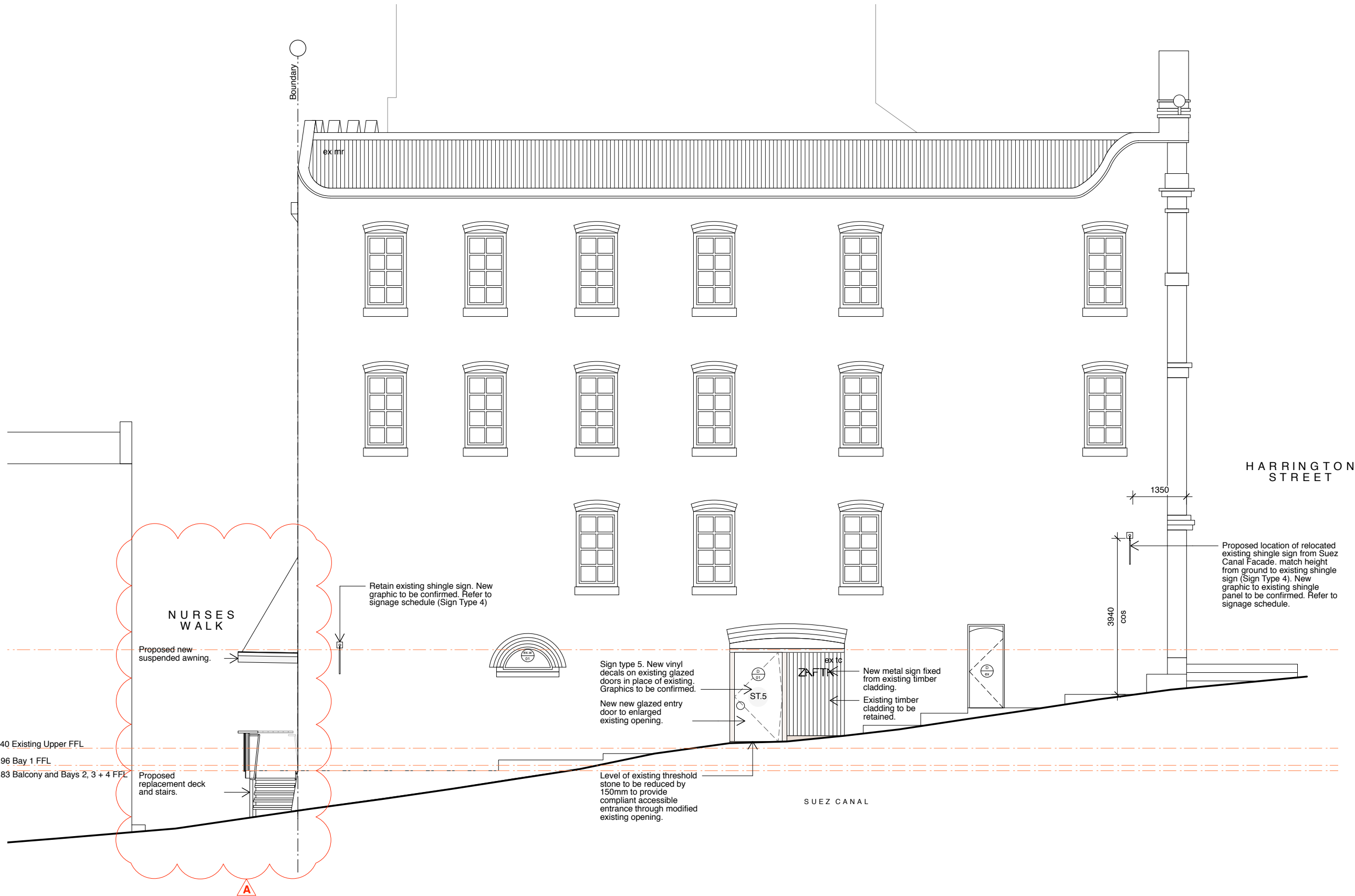
Legend:

c column	mr metal roofing	---	Line of structure over / under
car carpet	pb plasterboard	---	To be demolished
con concrete	pbr painted brick	---	Existing structure
cp concrete pavers	pp permeable paving	---	New wall
ct ceramic tiles	ss stainless steel	---	
d door	st stone	---	
dp downpipe	tb timber boards	---	
ex existing	td timber deck	---	
fc fibre cement	tf timber floor	---	
fg fixed glass	tt terracotta tile	---	
gl glass louvre	tm timber	---	
mc metal cladding	w window	---	

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Project	Project Ref. No.			
Harbour Rocks Hotel	1710			
34-52 Harrington St, The Rocks NSW				
Drawing Title	Drawing No.			
East Elevation (Nurses Walk)	SSDA06			
Scale:	Date:	Drawn:	Checked:	Issue:
1:100	Aug 2017	AS	CM	A



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STATE SIGNIFICANT DEVELOPMENT

0	1	2	3	4	5	6m
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Issue / Amendments:

-	Issued for SSD	Date: 15.11.17
A	Design of canopy and deck structure revised following OEH feedback	Date: 15.05.18

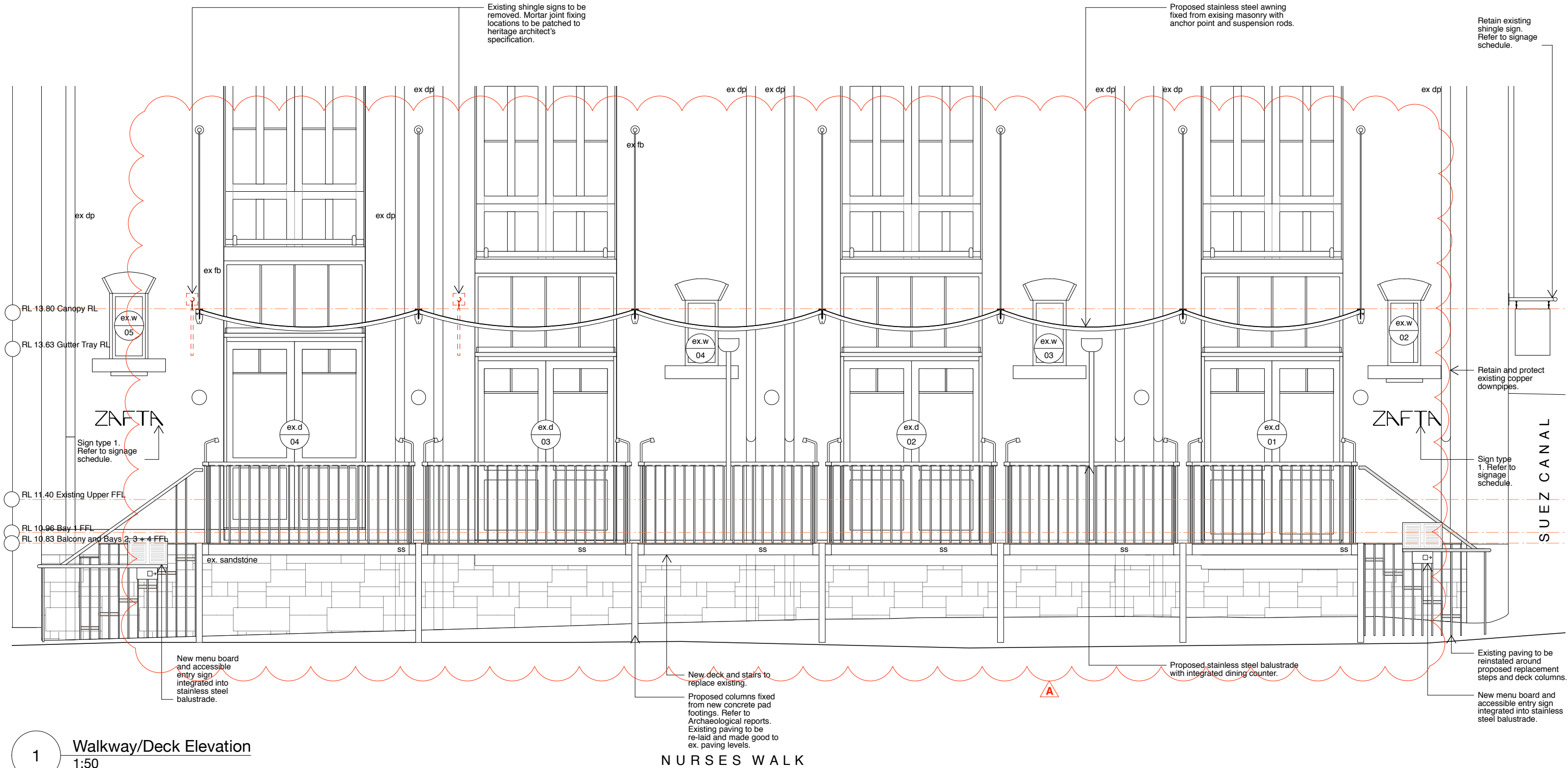
Legend:

c	column	mr	metal roofing	---	Line of structure over / under
car	carpet	pb	plasterboard	- - - -	To be demolished
con	concrete	pbr	painted brick	---	Existing structure
cp	concrete pavers	pp	permeable paving	---	New wall
ct	ceramic tiles	ps	stainless steel		
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Project		Project Ref. No.		
Harbour Rocks Hotel		1710		
34-52 Harrington St, The Rocks NSW				
Drawing Title		Drawing No.		
North Elevation (Suez Canal)		SSDA07		
Scale:	Date:	Drawn:	Checked:	Issue:
1:100	Aug 2017	AS	CM	A



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STATE SIGNIFICANT DEVELOPMENT

0	0.5	1	1.5	2	2.5	3m
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Issue / Amendments:

-	Issued for SSD	15.11.17
A	Design of canopy and deck structure revised following OEH feedback	15.05.18

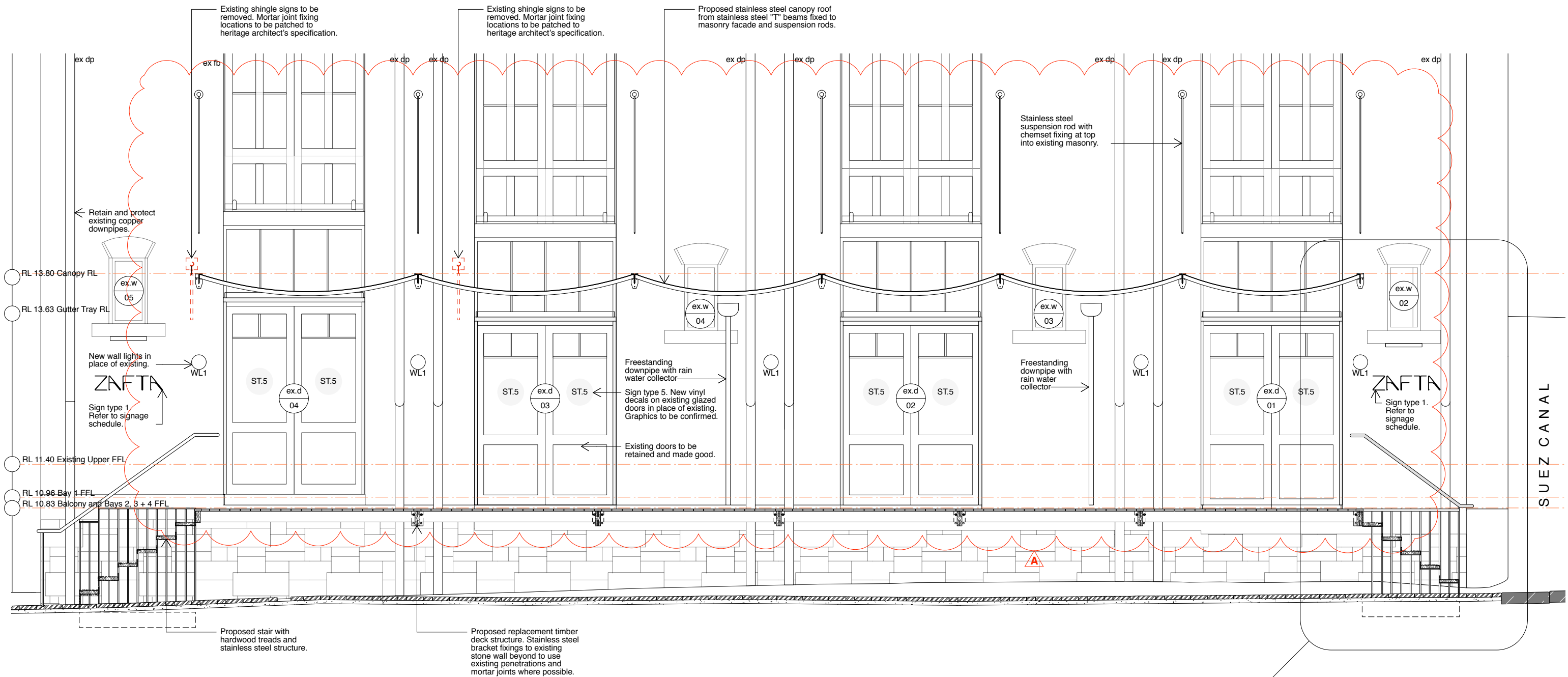
Legend:

c	column	mr	metal roofing	---	Line of structure over / under
car	carpet	pb	plasterboard	- - - -	To be demolished
con	concrete	pbr	painted brick	—	Existing structure
cp	concrete pavers	pp	permeable paving	—	New wall
ct	ceramic tiles	ss	stainless steel		
d	door	st	stone		
dp	downpipe	tb	timber boards		
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fc	fibre cement	tf	timber floor		
fg	fixed glass	tt	terracotta tile		
gl	glass louvre	tm	timber		
mc	metal cladding	w	window		

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Project		Project Ref. No.		
Harbour Rocks Hotel		1710		
34-52 Harrington St, The Rocks NSW				
Drawing Title		Drawing. No.		
East Elevation Detail		SSDA08		
Scale:	Date:	Drawn:	Checked:	Issue:
1:50	Aug 2017	AS	CM	A



1 Section A - Walkway/Deck
1:50

NURSES WALK

1
SSDA19

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STATE SIGNIFICANT DEVELOPMENT

0	0.5	1	1.5	2	2.5	3m
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Issue / Amendments:
- Issued for SSD
A Design of canopy and deck structure revised following OEH feedback

Date:
15.11.17
15.05.18

Legend:

c	column	mr	metal roofing	---	Line of structure over / under
car	carpet	pb	plasterboard	- - - -	To be demolished
con	concrete	pbr	painted brick	---	Existing structure
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mc	metal cladding	w	window		

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Project
Harbour Rocks Hotel
34-52 Harrington St, The Rocks NSW

Drawing Title
Section A

Scale:
1:50

Date:
Aug 2017

Drawn:
AS

Checked:
CM

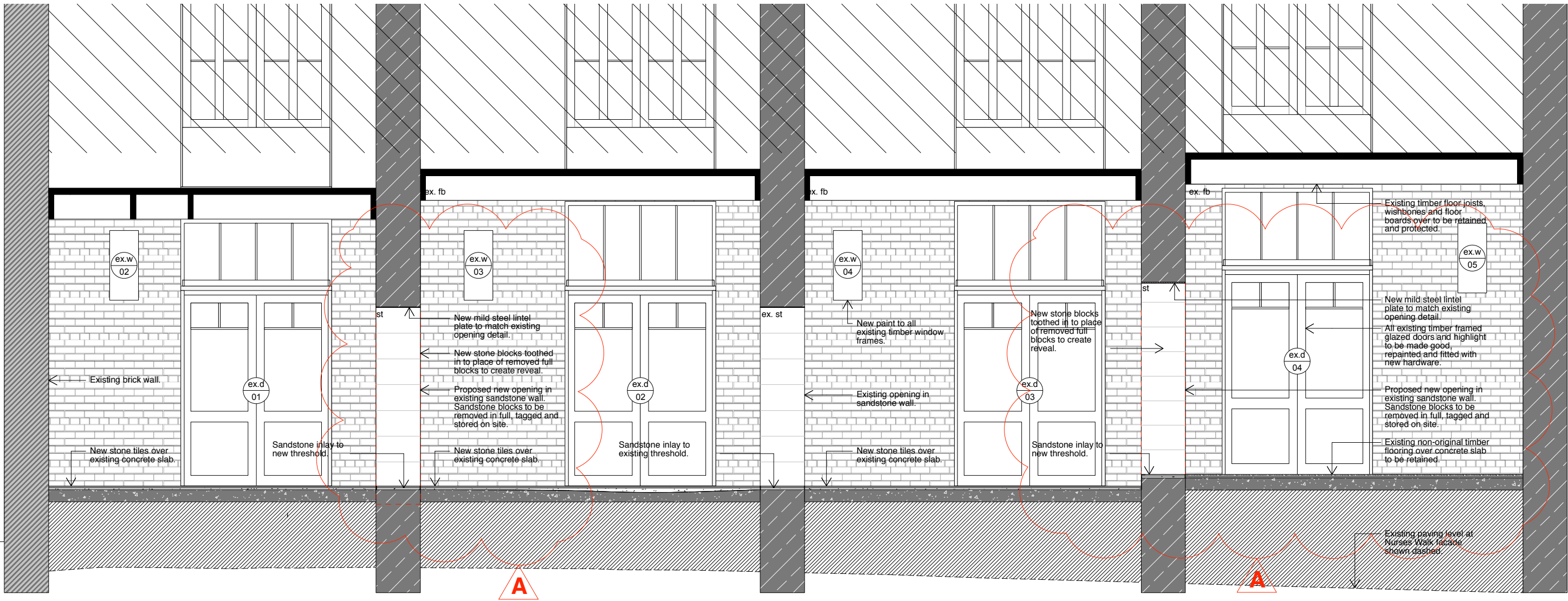
Issue:
A

Project Ref. No.
1710

Drawing No.
SSDA09

SUEZ CANAL

NO WORK TO FLOOR OVER



1

Section B - Enfilade
1:50

STATE SIGNIFICANT DEVELOPMENT



Issue / Amendments:
- Issued for SSD

Date:
15.11.17

Legend:

c	column	mr	metal roofing	---	Line of structure over / under
car	carpet	pb	plasterboard	- - - -	To be demolished
con	concrete	pbr	plasterboard	---	Existing structure
cp	concrete pavers	pp	permeable paving	---	New wall
ct	ceramic tiles	ss	stainless steel		
d	door	st	stone		
dp	downpipe	tb	timber boards		
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fc	fibre cement	tf	timber floor		
fg	fixed glass	tt	terracotta tile		
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Project
Harbour Rocks Hotel
34-52 Harrington St, The Rocks NSW

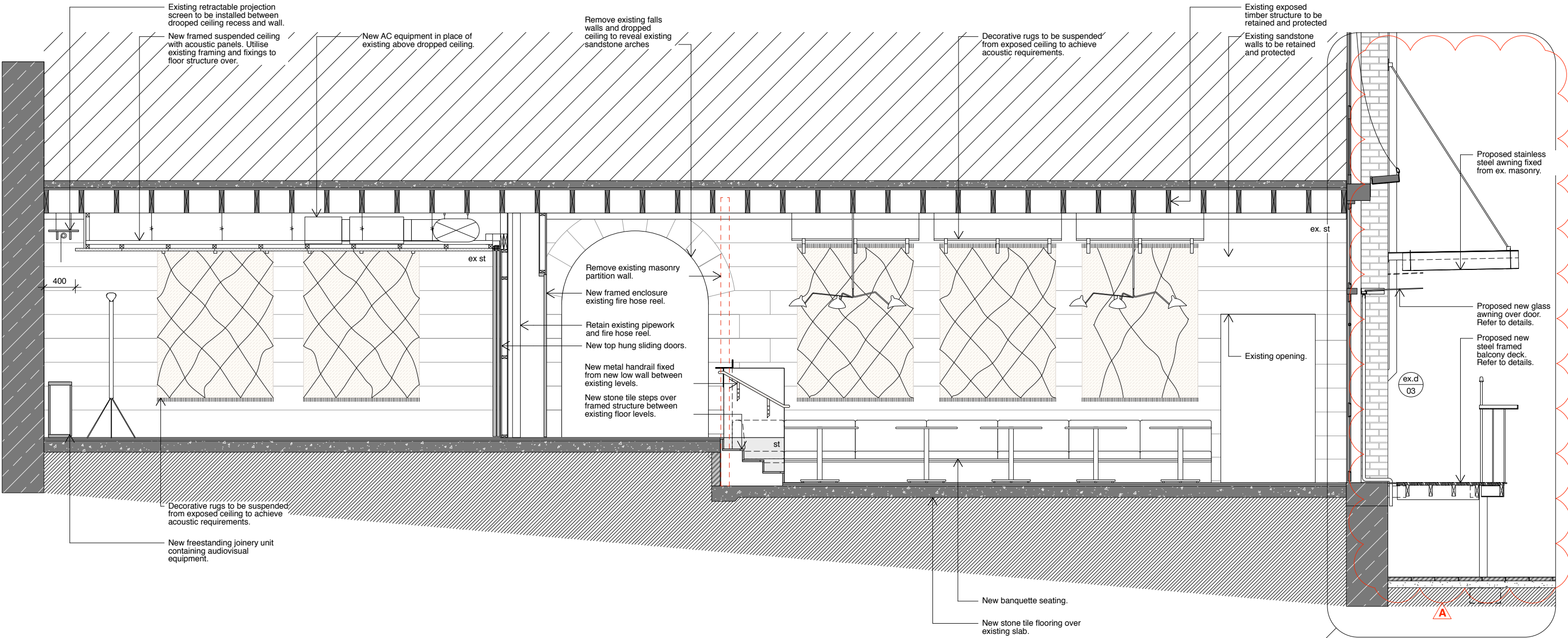
Project Ref. No.

1710

Drawing Title
Section B

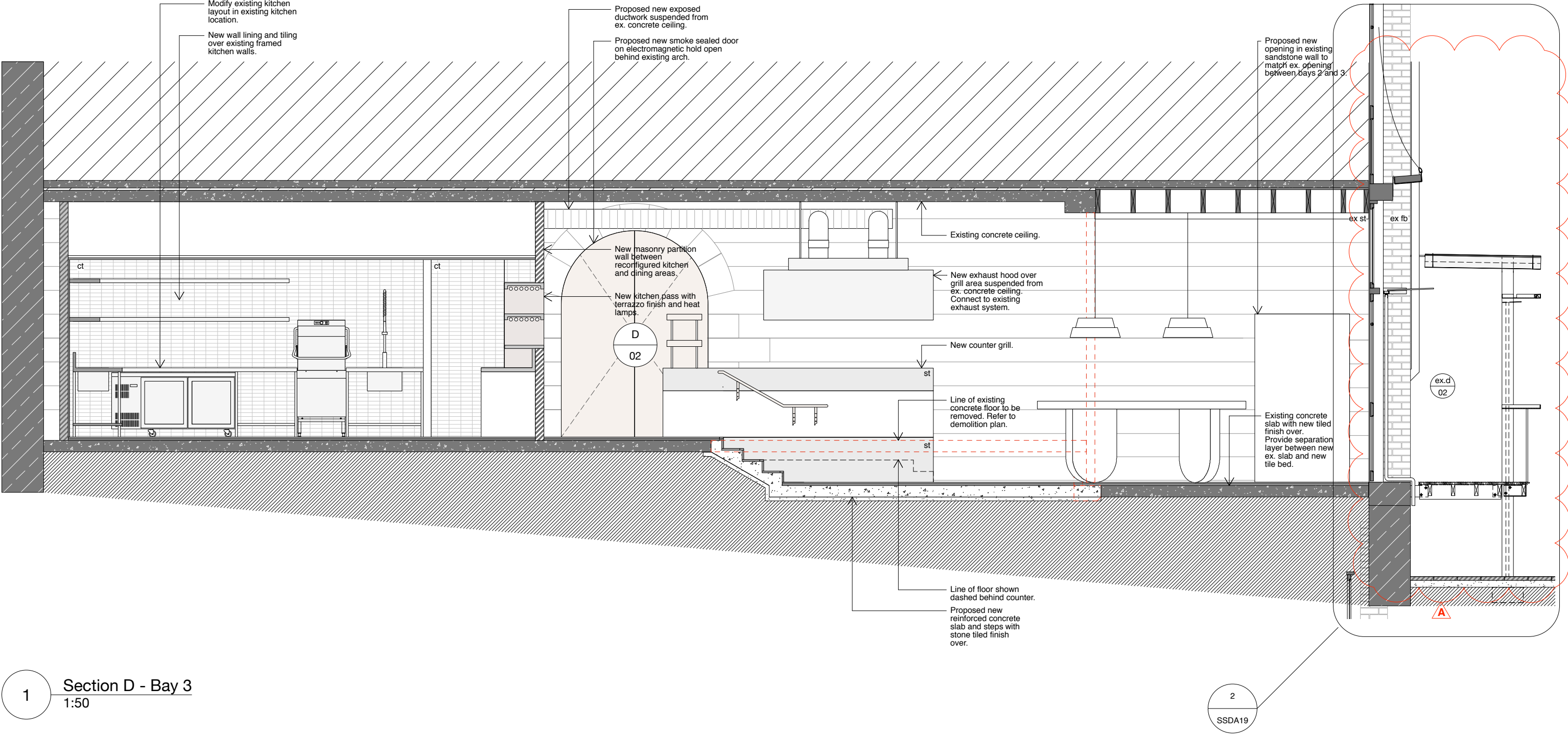
Drawing No.
SSDA09

Scale:	Date:	Drawn:	Checked:	Issue:
1:50	Aug 2017	AS	CM	-



1 Section C - Bay 2
1:50

2
SSDA19



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STATE SIGNIFICANT DEVELOPMENT

0	0.5	1	1.5	2	2.5	3m
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Issue / Amendments:

-	Issued for SSD	15.11.17
A	Design of canopy and deck structure revised following OEH feedback	15.05.18

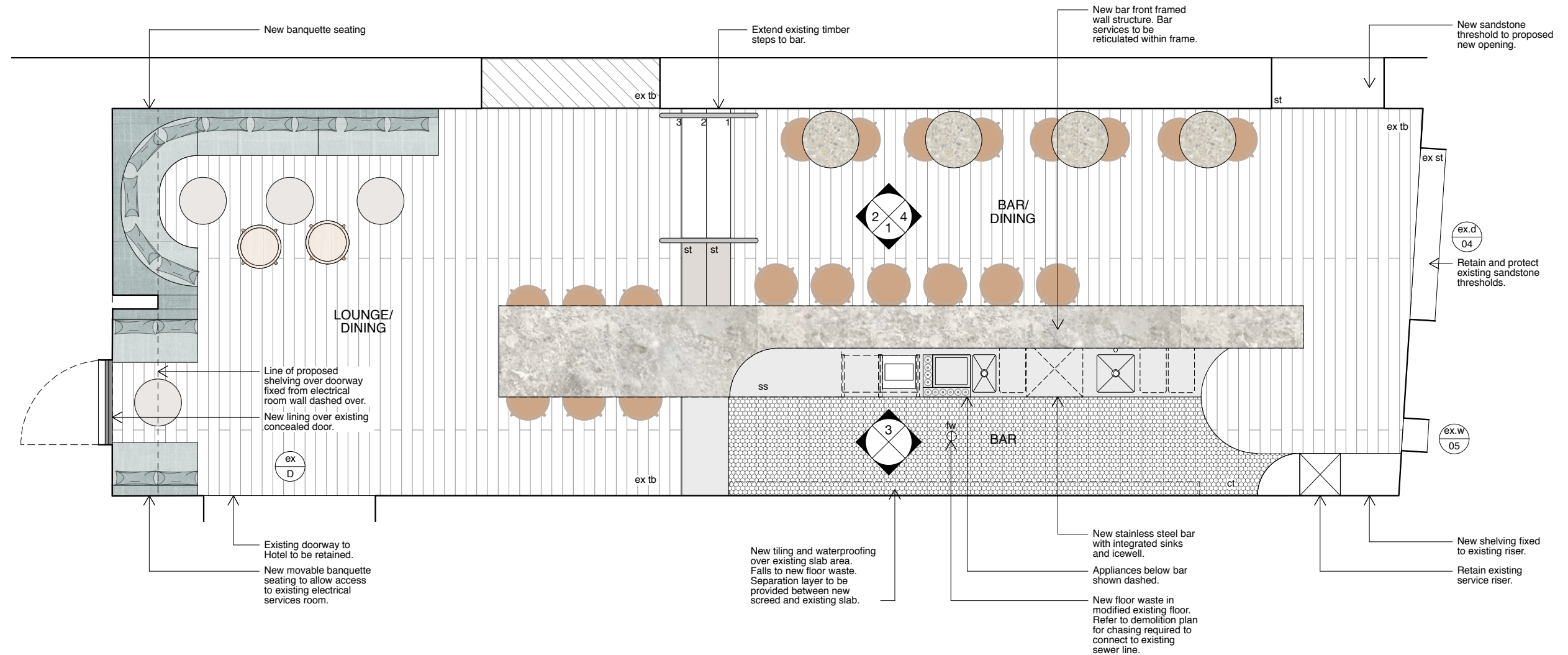
Legend:

c	column	mr	metal roofing	---	Line of structure over / under
car	carpet	pb	plasterboard	- - - -	To be demolished
con	concrete	pbr	painted brick	---	Existing structure
cp	concrete pavers	pp	permeable paving	---	New wall
ct	ceramic tiles	ss	stainless steel		
d	door	st	stone		
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fc	fibre cement	tf	timber floor		
fg	fixed glass	tt	terracotta tile		
gl	glass louvre	tm	timber		
mc	metal cladding	w	window		

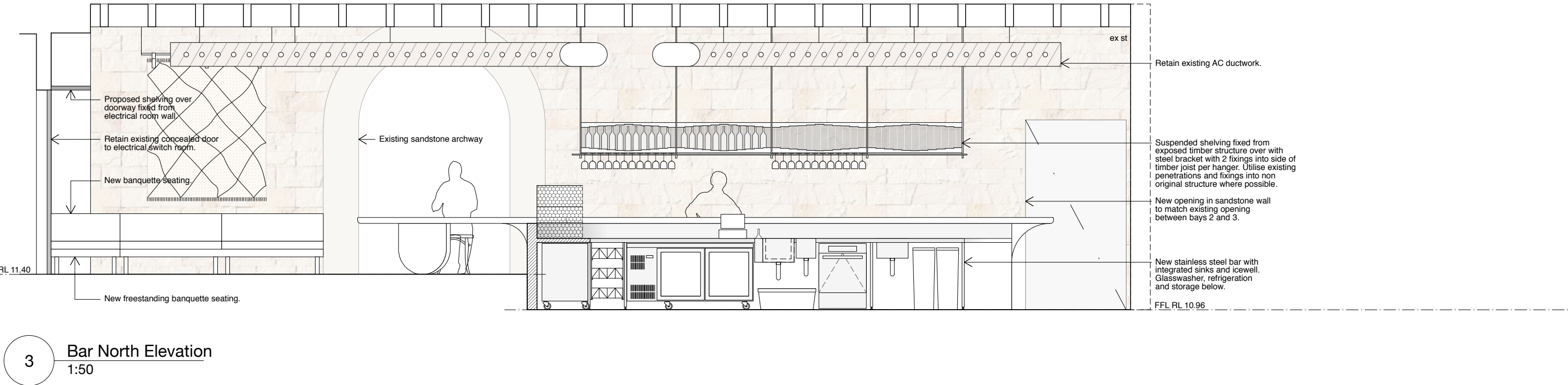
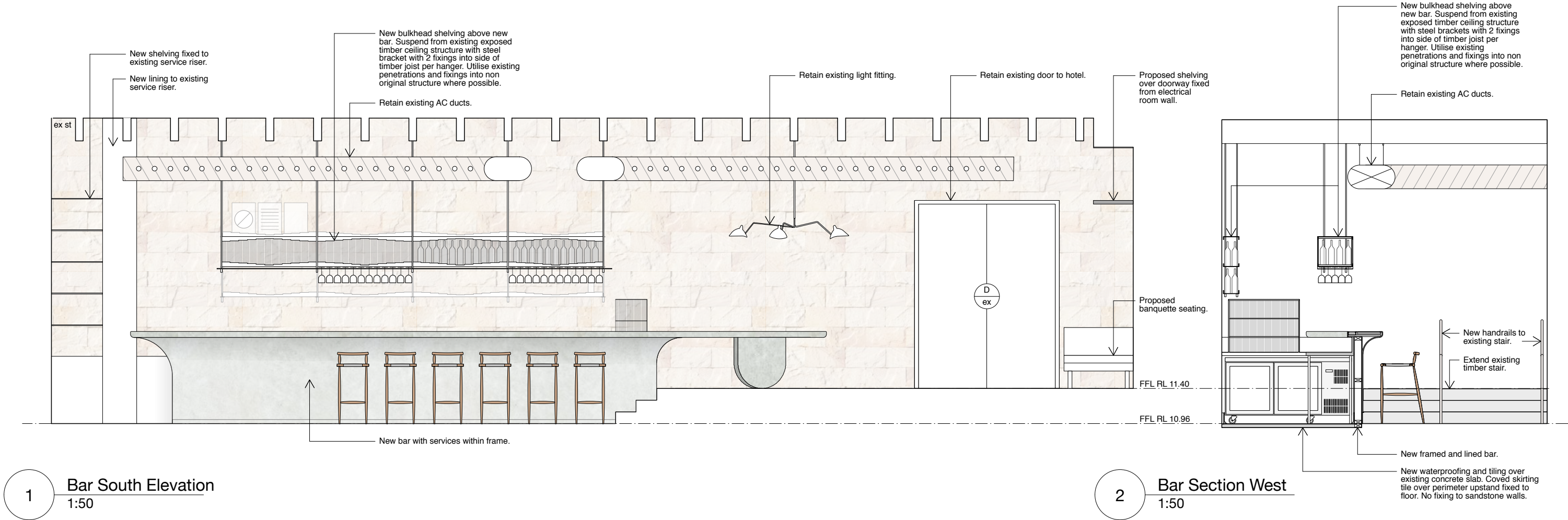
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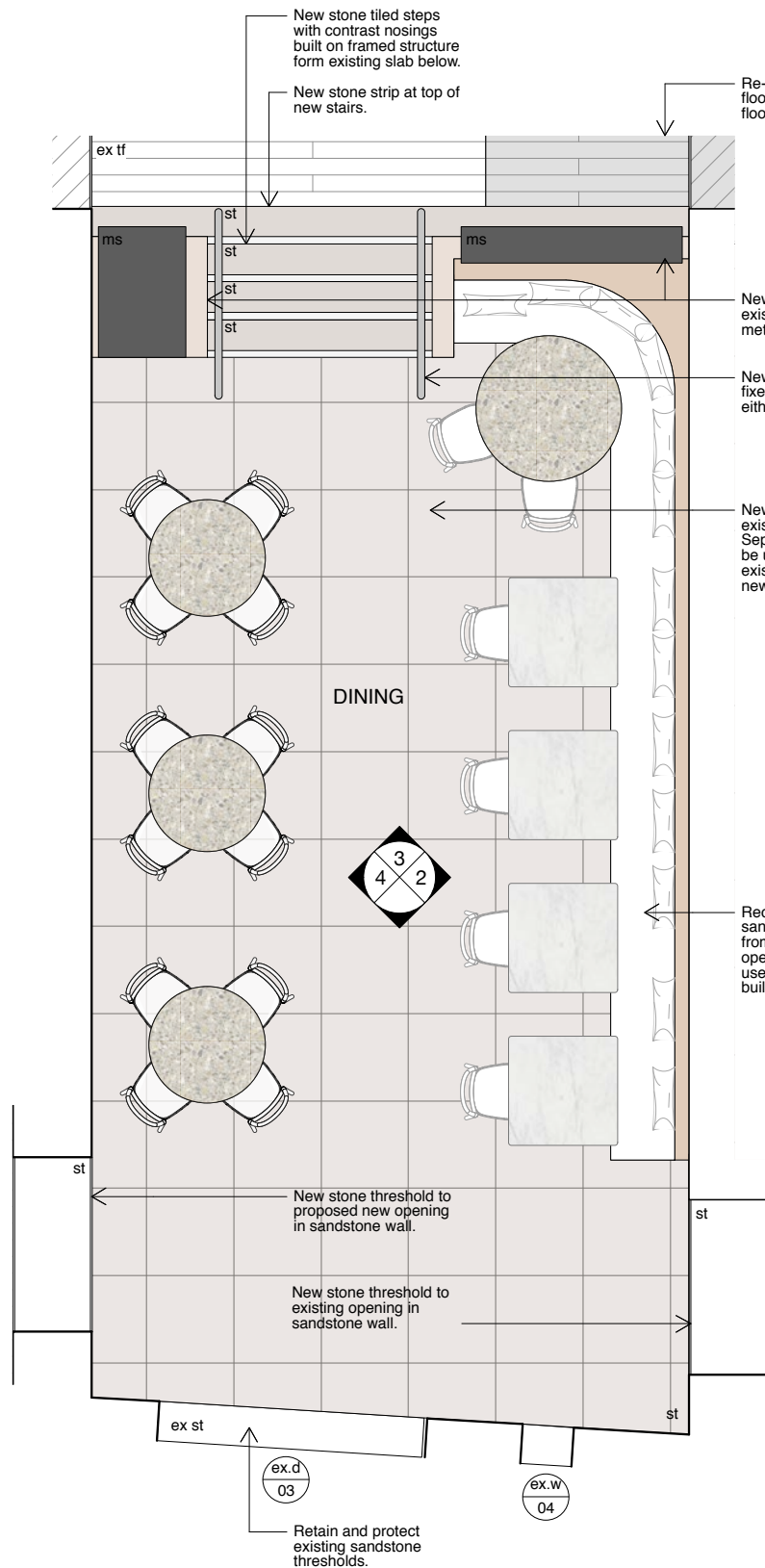
Welsh+Major

Project		Project Ref. No.		
Harbour Rocks Hotel		1710		
34-52 Harrington St, The Rocks NSW				
Drawing Title		Drawing No.		
Section D		SSDA12		
Scale:	Date:	Drawn:	Checked:	Issue:
1:50	Aug 2017	AS	CM	A

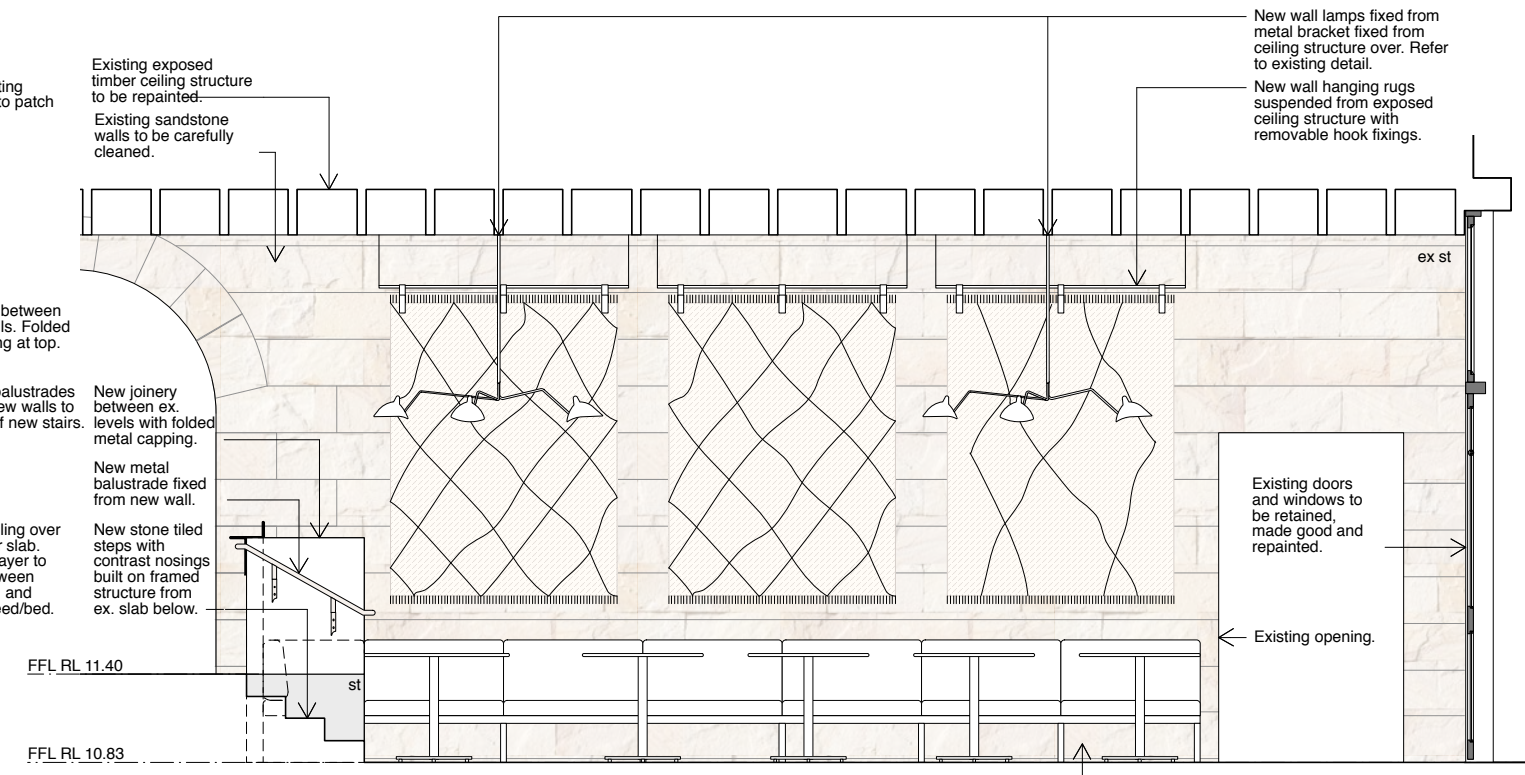


1 Bar Room Plan
1:50

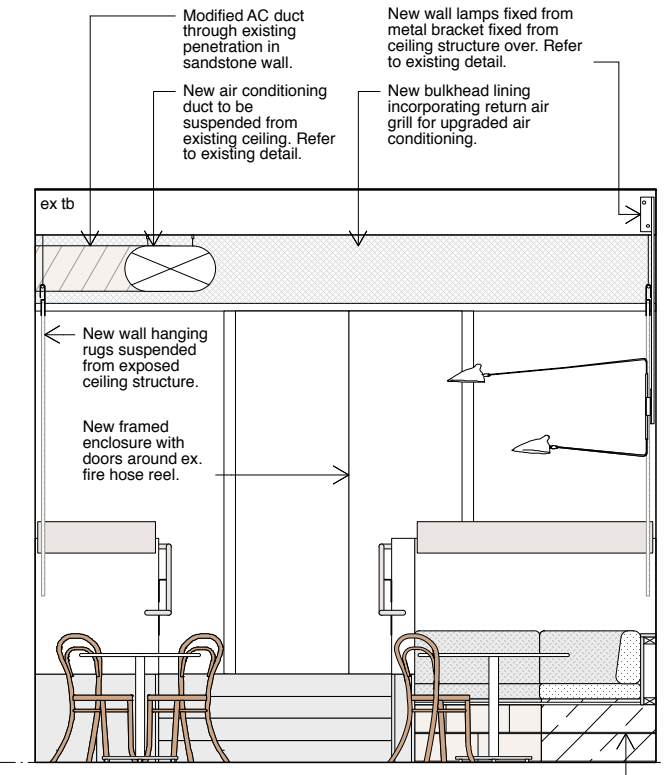




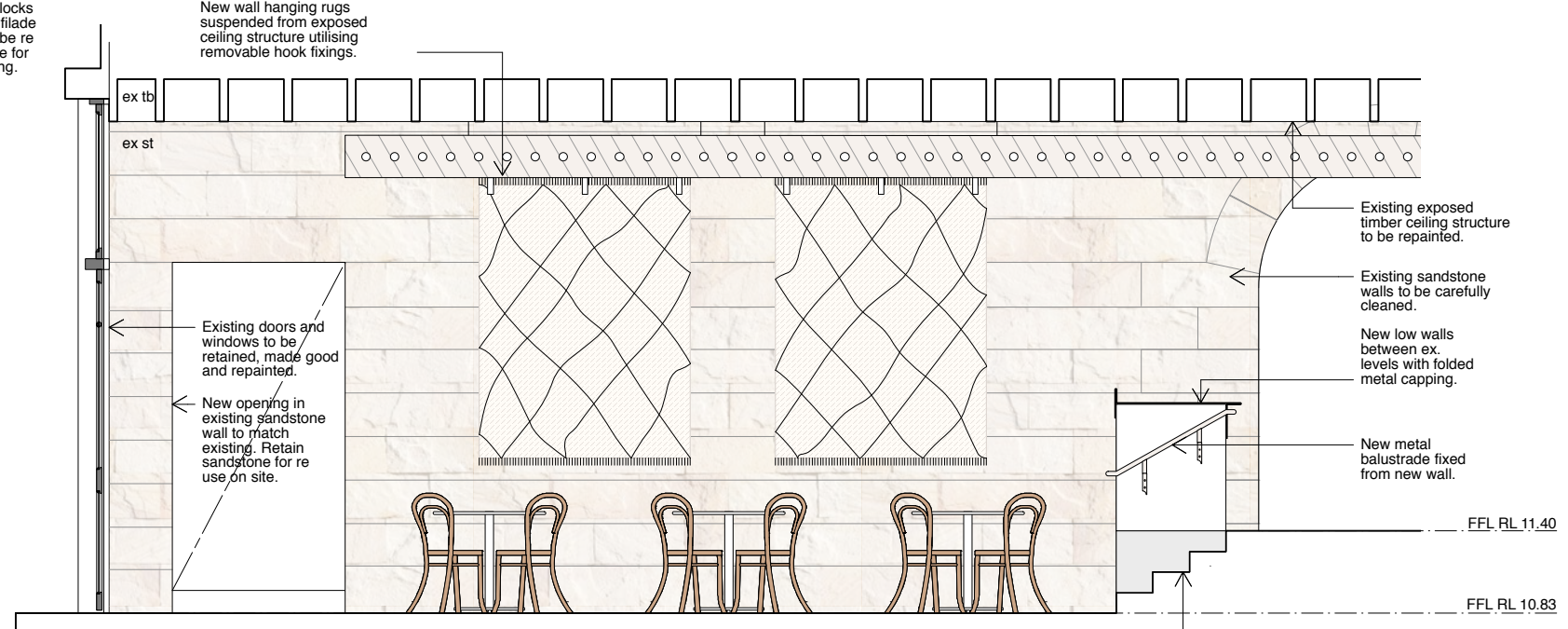
1 Dining Area 1 Plan
1:50



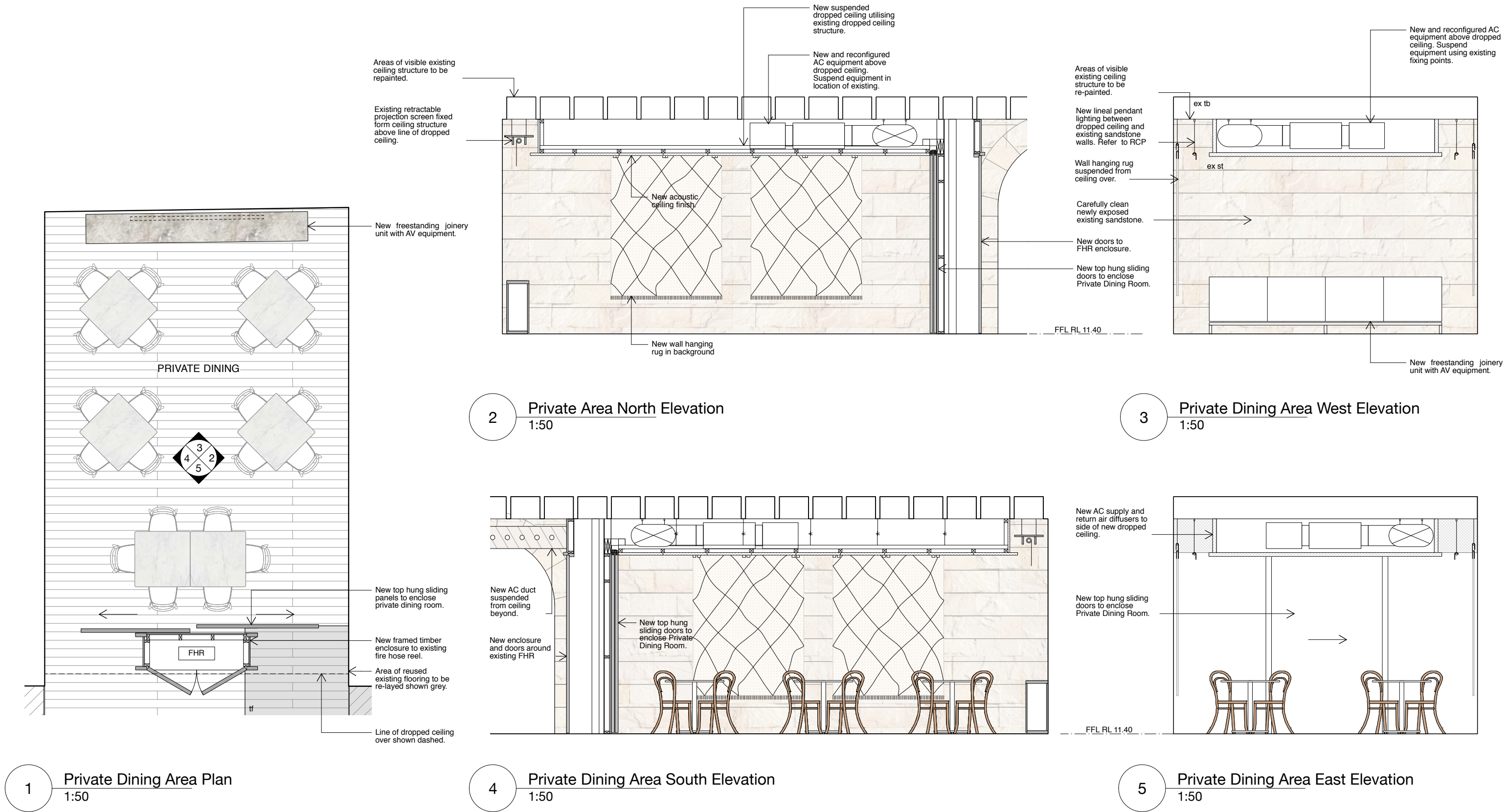
2 Dining Area Elevation 2
1:50



3 Dining Area Elevation 3
1:50



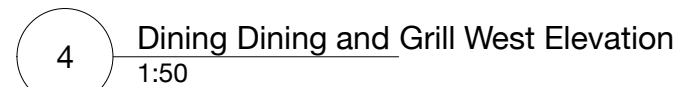
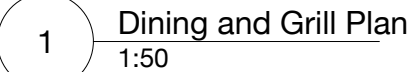
4 Dining Area 1 South Elevation
1:50



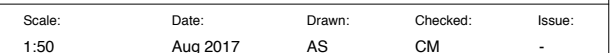
Note: To be read in conjunction with other consultant's drawings. Do not scale off drawings. Verify dimensions on site before work commences. Any discrepancies are to be reported to the architect immediately. The Building Code of Australia, relevant Australian Standards and Authorities are to be complied with.										Issue / Amendments: - Issued for SSD										Date: 15.11.17										Legend: ccolumnmrmetal roofing carcarpetpbplasterboard conconcretepbrpainted brick cpconcrete paversppermearable paving ctceramic tilespsstainless steel ddoorststone dpdownpipebtb timber boards exexistingtdtimber deck fcfibre cementtf timber floor fgfixed glasstt terracotta tile glglass louvretm timber mcmetal claddingwwindow Line of structure over / under To be demolished Existing structure New wall										Level 4/69 Reservoir Street, Surry Hills New South Wales Australia 2010 mail@welshmajor.com Tel: 02 9699 6066 ABN: 67 612 977 303 Nom. Archs: C. Major ARB No 9193 D. Welsh ARB No. 6968 Welsh+Major										Project Harbour Rocks Hotel 34-52 Harrington St, The Rocks NSW Project Ref. No. 1710																																																	
STATE SIGNIFICANT DEVELOPMENT																																								Drawing Title Private Dining Plan and Internal Elevations										Drawing No. SSDA16																																																	
0123456m																																																		Scale: 1:50										Date: Aug 2017										Drawn: AS										Checked: CM										Issue: -									

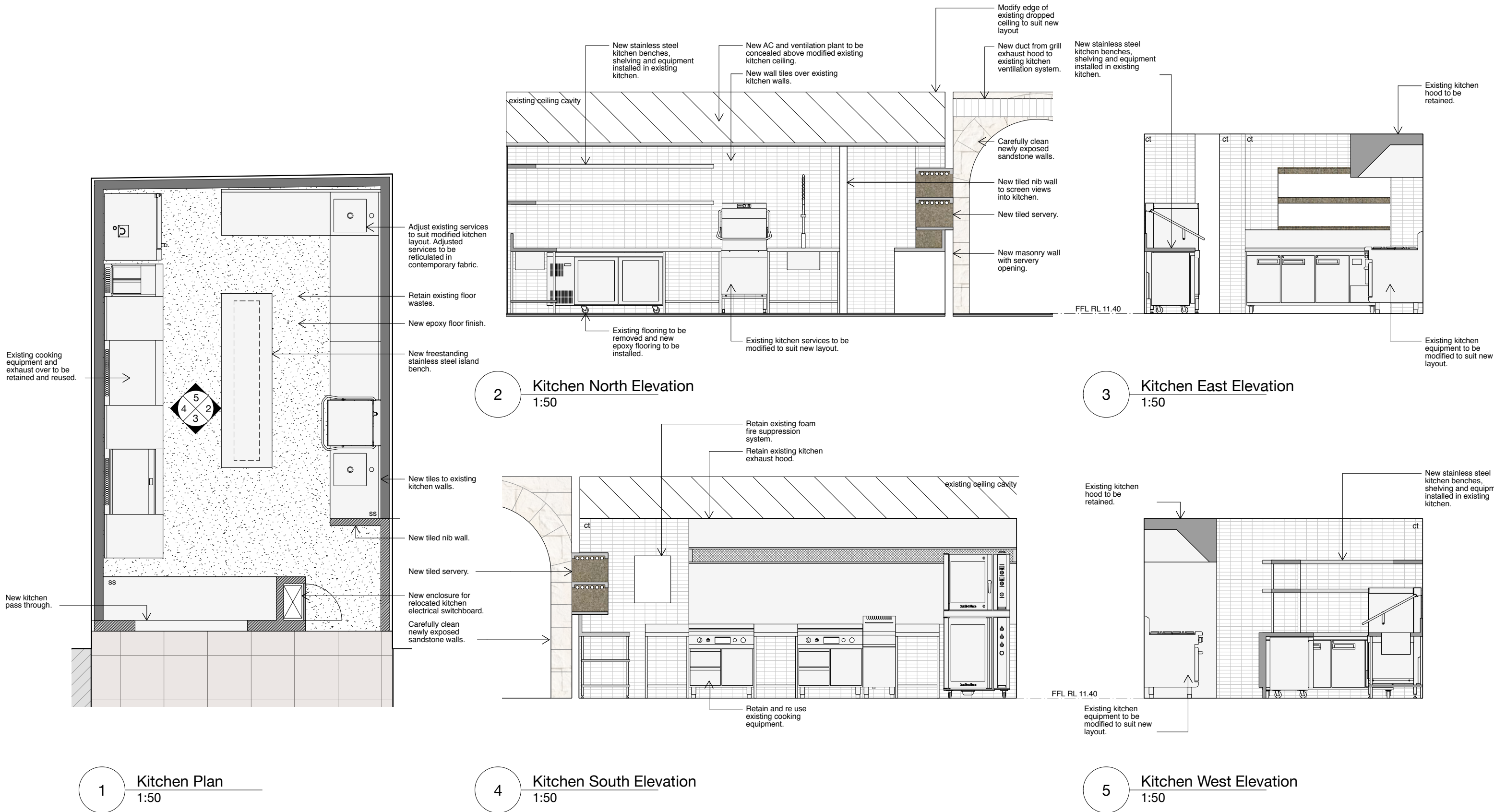
STATE SIGNIFICANT DEVELOPMENT

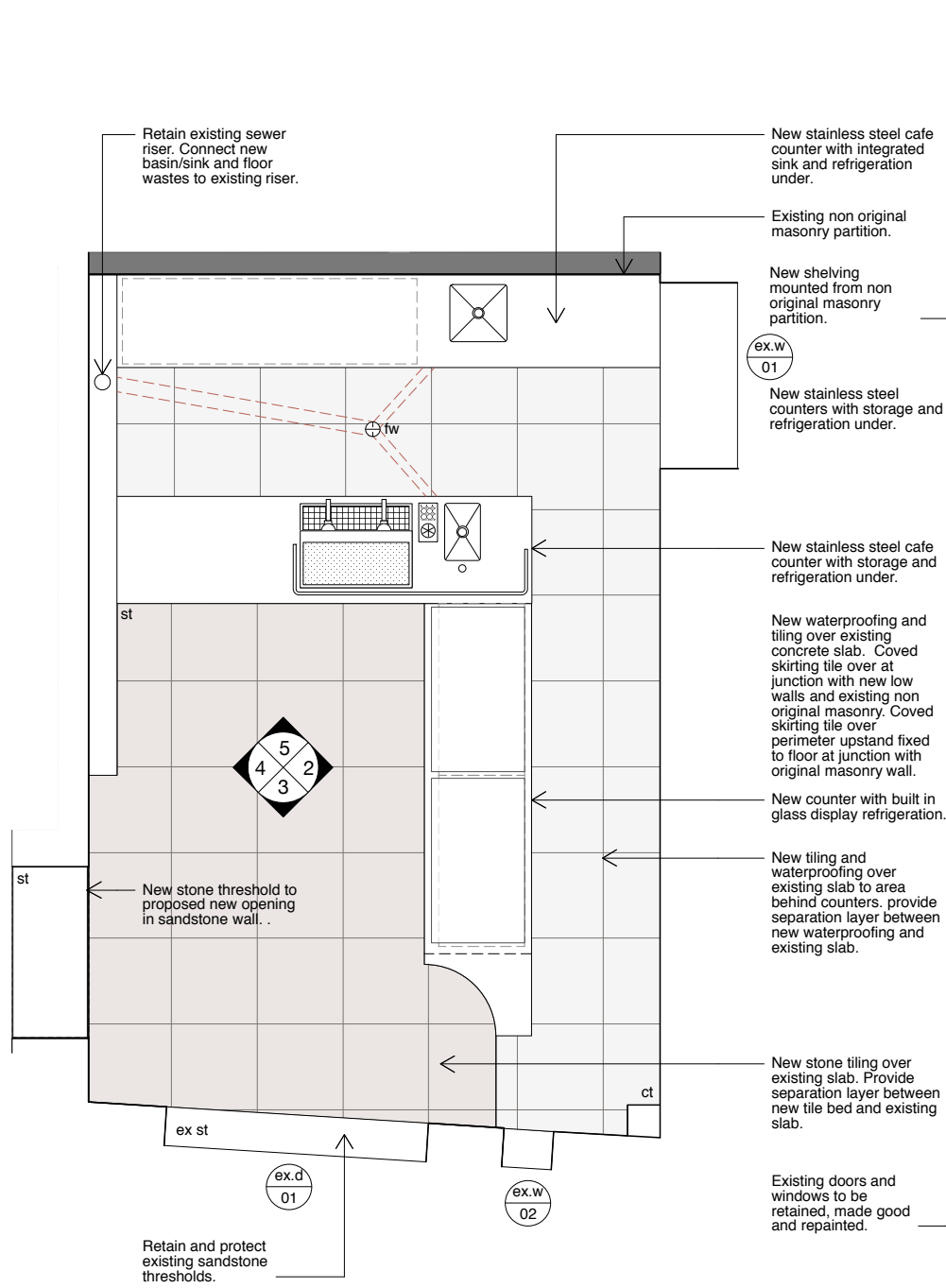
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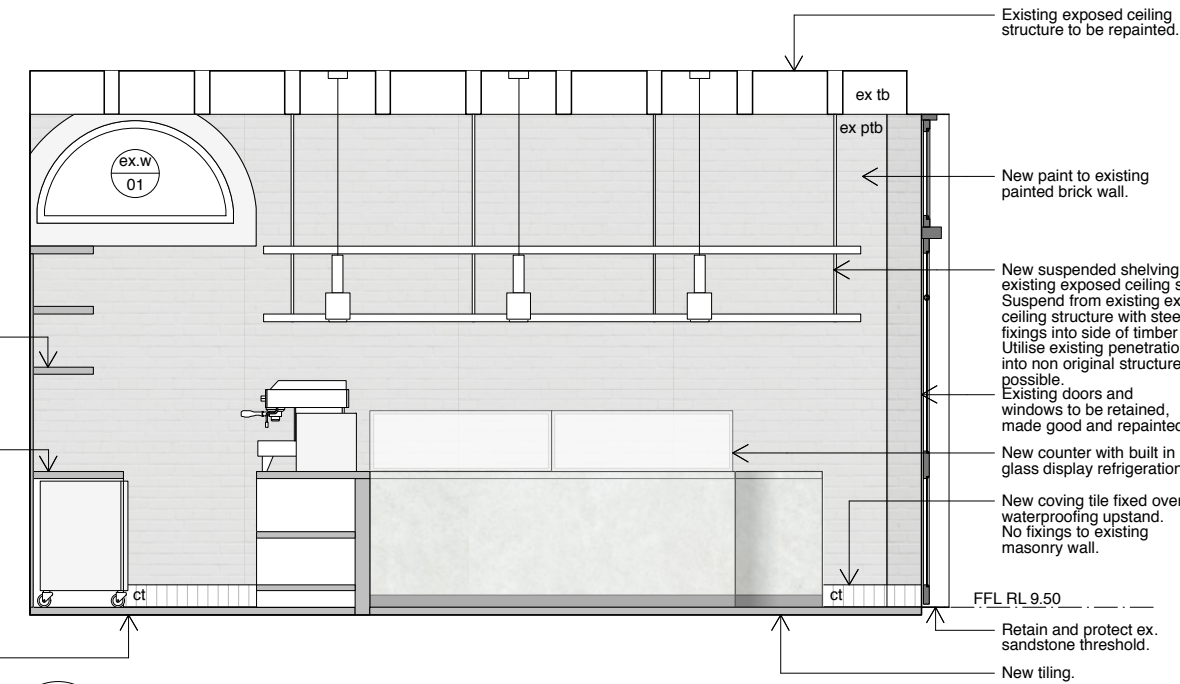
STATE SIGNIFICANT DEVELOPMENT



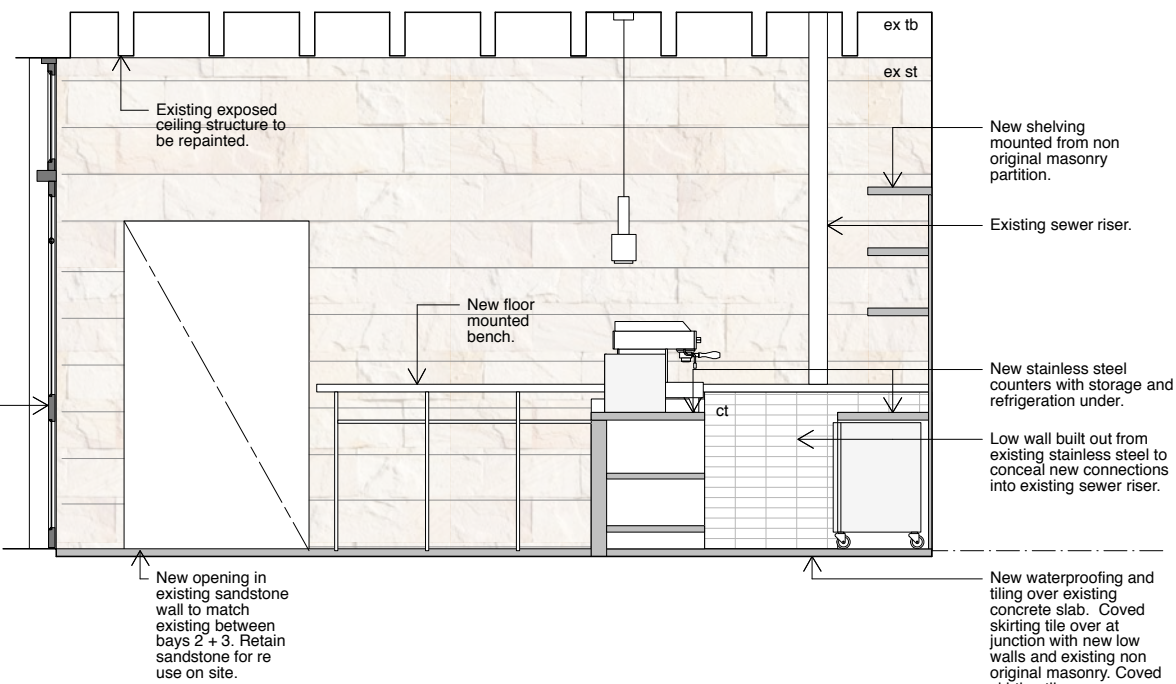




1 Retail Plan
1:50



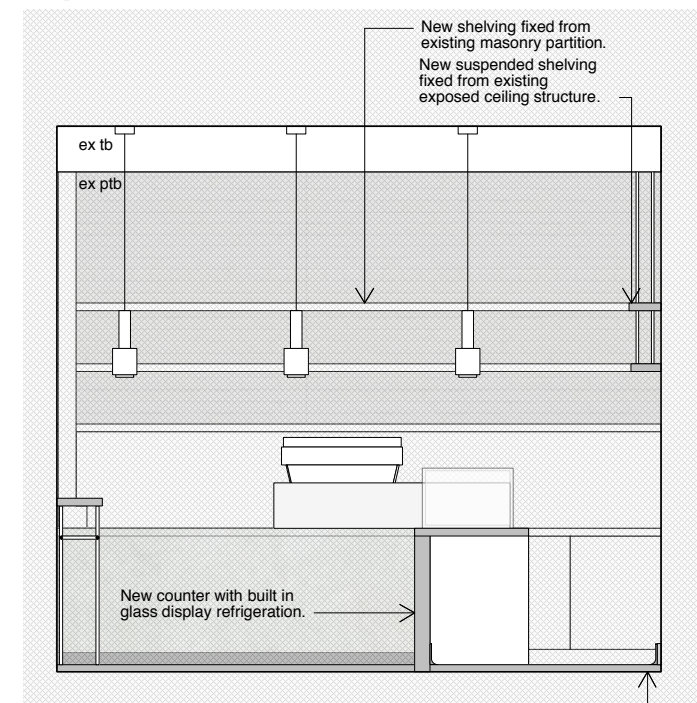
2 Retail North Elevation
1:50



4 Retail South Elevation
1:50



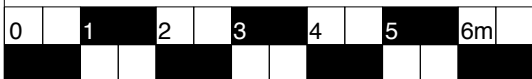
3 Retail East Elevation
1:50



5 Retail West Elevation
1:50

Note:
To be read in conjunction with other consultant's drawings. Do not scale off drawings. Verify dimensions on site before work commences. Any discrepancies are to be reported to the architect immediately. The Building Code of Australia, relevant Australian Standards and Authorities are to be complied with.

STATE SIGNIFICANT DEVELOPMENT



Issue / Amendments:
- Issued for SSD

Date:
15.11.17

Legend:

c	column	mr	metal roofing
car	carpet	pb	plasterboard
con	concrete	pbr	painted brick
cp	concrete pavers	pp	permeable paving
ct	ceramic tiles	ss	stainless steel
d	door	st	stone
dp	downpipe	tb	timber boards
ex	existing	td	timber deck
fc	fibre cement	tf	timber floor
fg	fixed glass	tt	terracotta tile
gl	glass louvre	tm	timber
mc	metal cladding	w	window

--- Line of structure over / under
- - - To be demolished
— Existing structure
— New wall

Level 4/69 Reservoir Street, Surry Hills
New South Wales Australia 2010
mail@welshmajor.com
Tel: 02 9699 6066
ABN: 67 612 977 303
Nom. Archs: C. Major ARB No 9193
D. Welsh ARB No. 6968

Welsh+Major

Project
Harbour Rocks Hotel
34-52 Harrington St, The Rocks NSW

Project Ref. No.

1710

Drawing Title
Retail Plan and Internal Elevations

Drawing No.
SSDA19

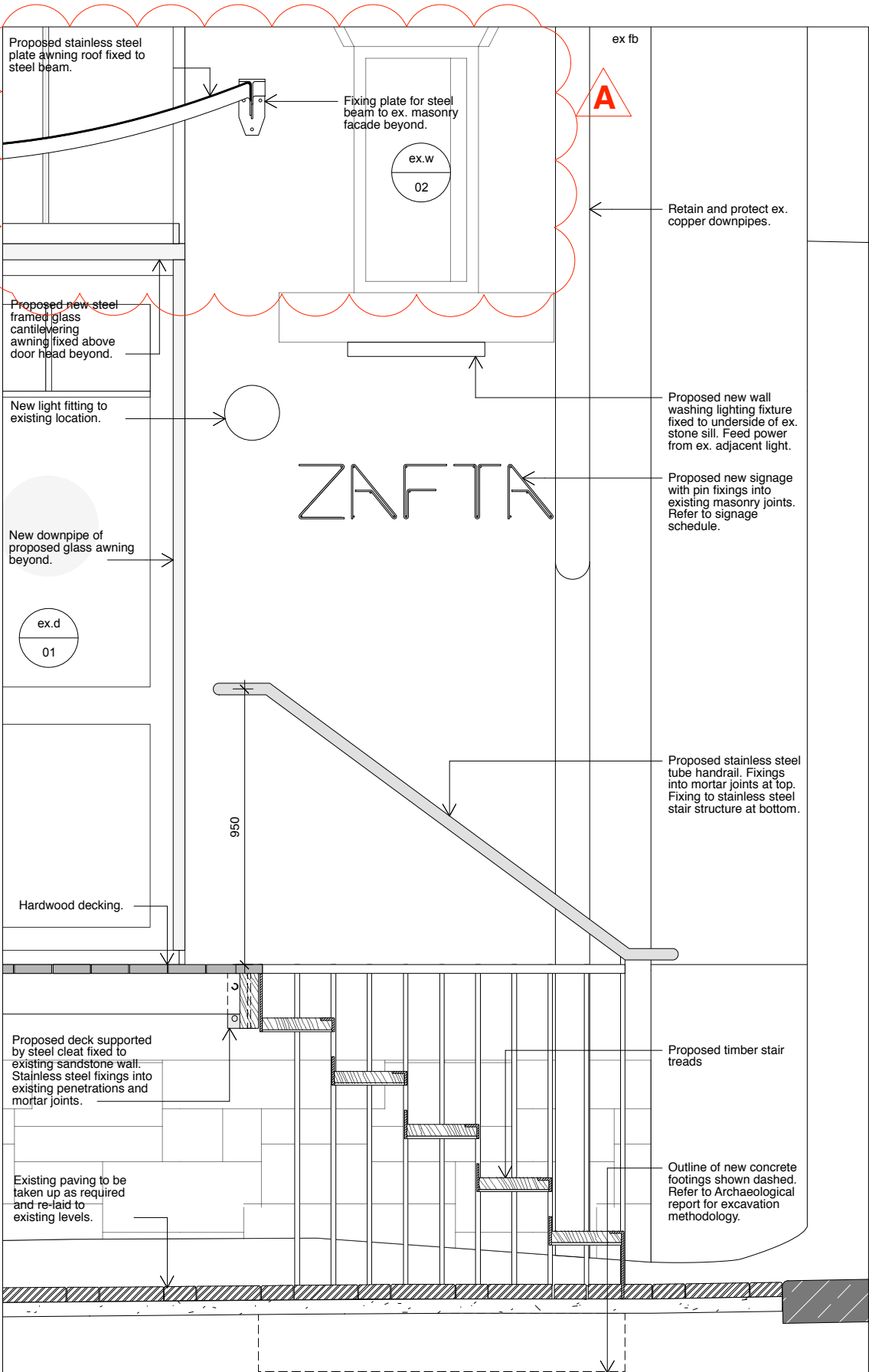
Scale:
1:50

Date:
Aug 2017

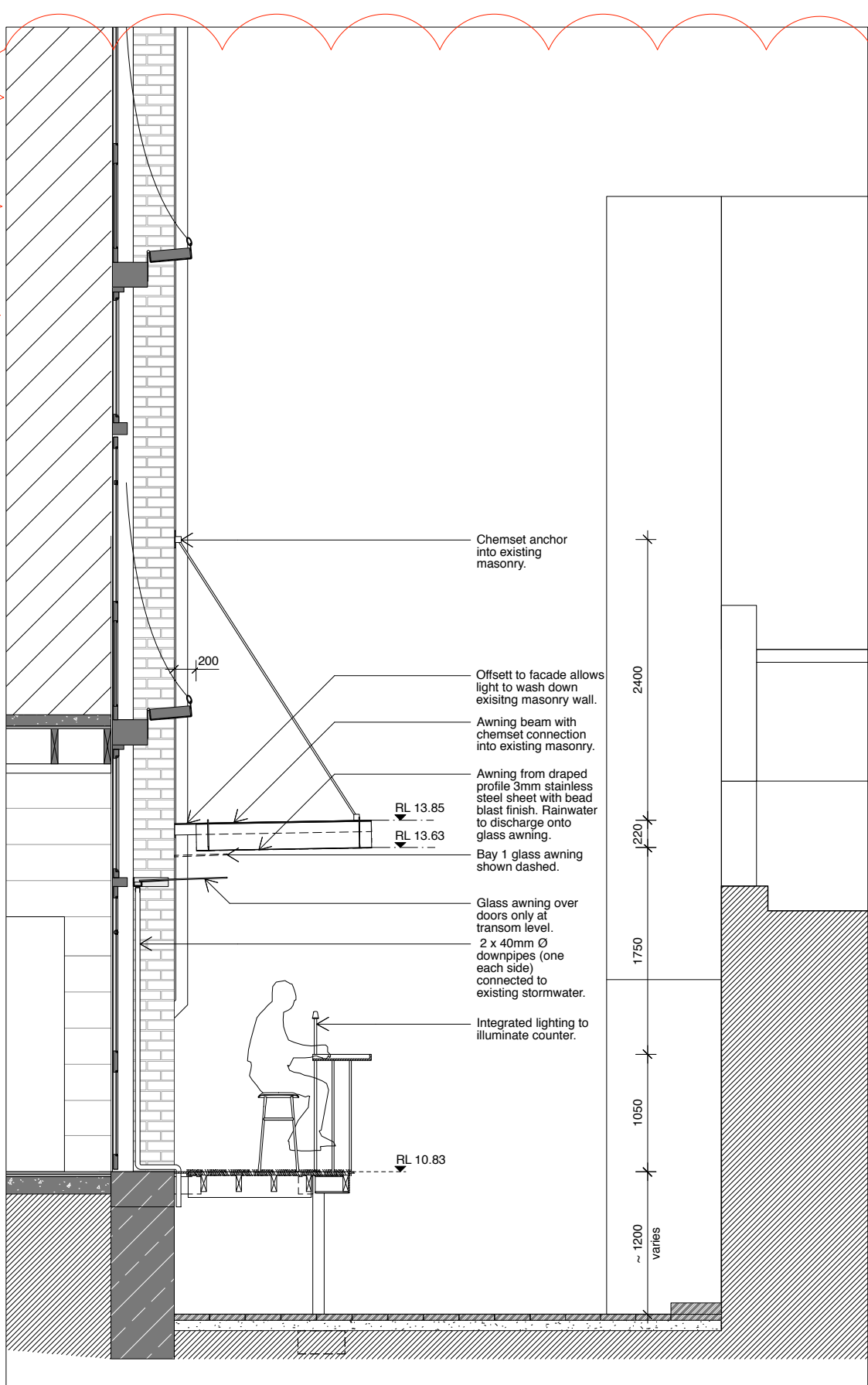
Drawn:
AS

Checked:
CM

Issue:
-



1 Replacement Deck Section
1:20



2 Deck Short Section
1:50

Note:
To be read in conjunction with other consultant's drawings. Do not scale off drawings. Verify dimensions on site before work commences. Any discrepancies are to be reported to the architect immediately. The Building Code of Australia, relevant Australian Standards and Authorities are to be complied with.

STATE SIGNIFICANT DEVELOPMENT

0	0.2	0.4	0.6	0.8	1.0	1.2m
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Issue / Amendments:
- Issued for SSD
A Design of canopy and deck structure revised following OEH feedback

Date:
15.11.17
15.05.18

Legend:

c	column	mr	metal roofing
car	carpet	pb	plasterboard
con	concrete	pbr	painted brick
cp	concrete pavers	pp	permeable paving
ct	ceramic tiles	ss	stainless steel
d	door	st	stone
dp	downpipe	tb	timber boards
ex	existing	td	timber deck
fc	fibre cement	tf	timber floor
fg	fixed glass	tt	terracotta tile
gl	glass louvre	tm	timber
mc	metal cladding	w	window

Line of structure over / under
To be demolished
Existing structure
New wall

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D. Welsh ARB No. 6968

Welsh+Major

Project
Harbour Rocks Hotel
34-52 Harrington St, The Rocks NSW

Drawing Title
Nurses Walk Deck Details

Scale:
1:20/1:50

Date:
Aug 2017

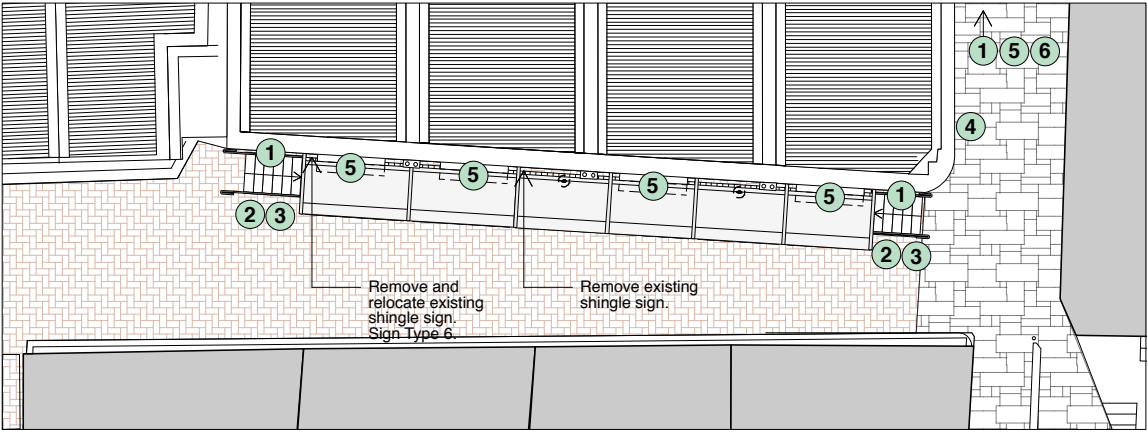
Drawn:
AS

Checked:
CM

Issue:
A

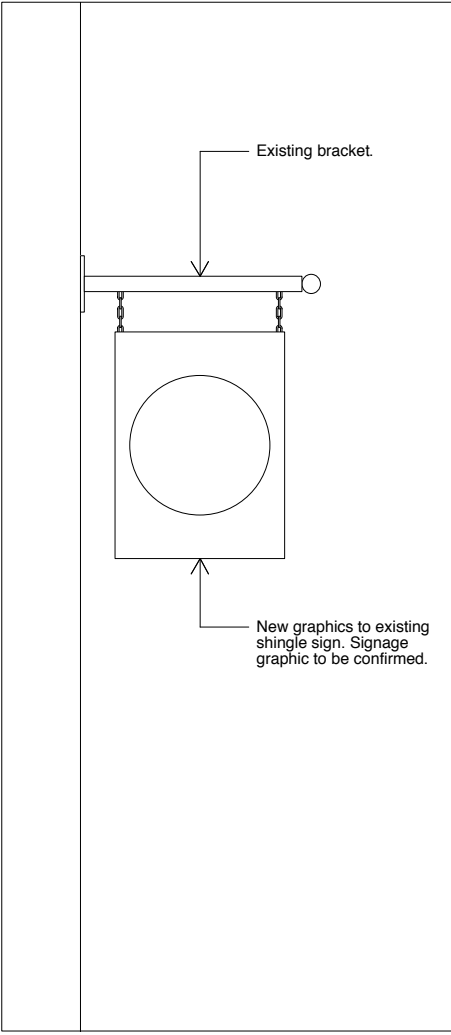
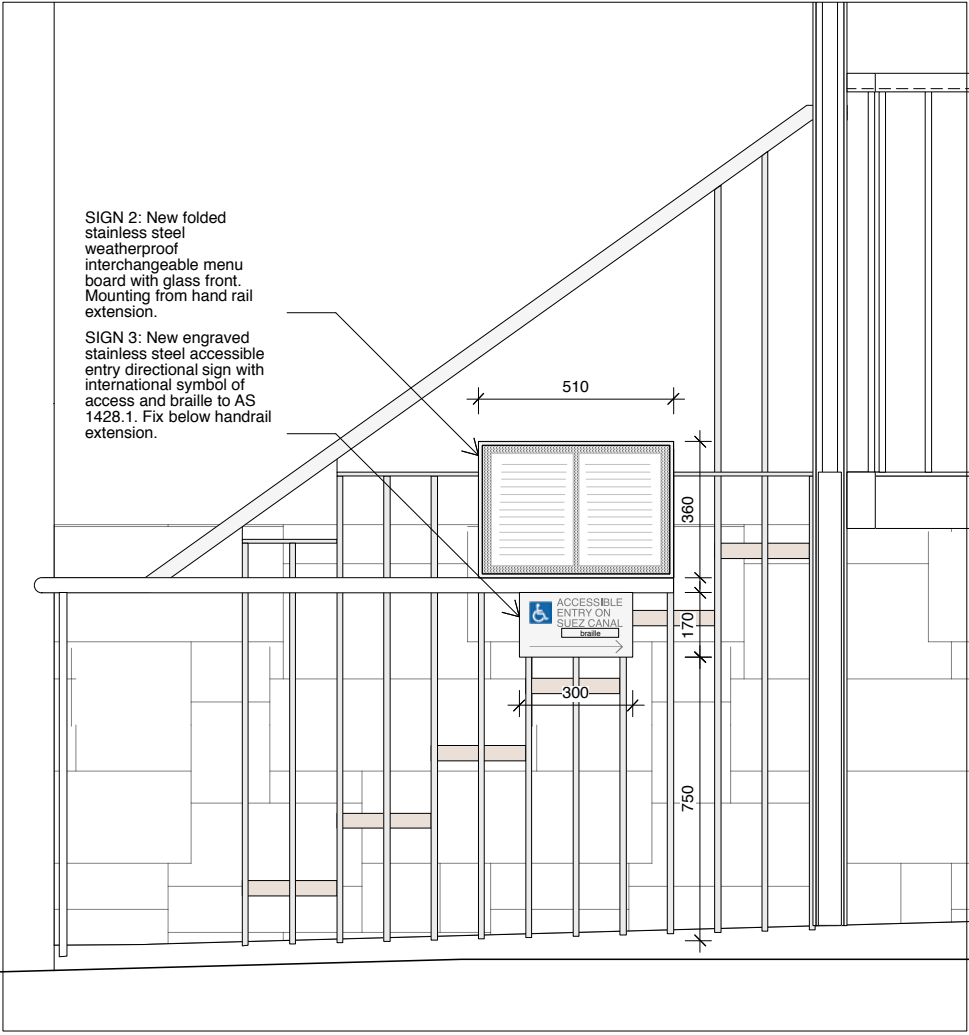
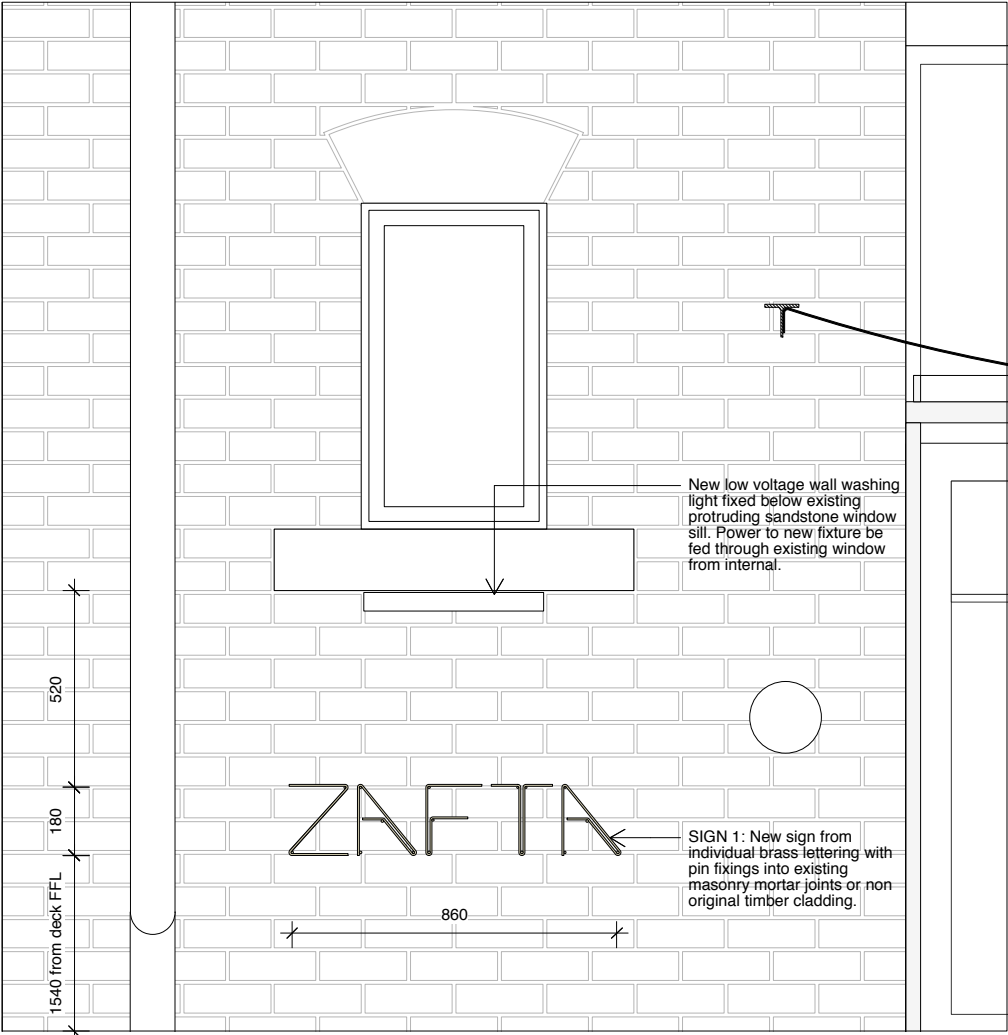
Project Ref. No.
1710

Drawing No.
SSDA20



SIGNAGE SCHEDULE PLAN

- NOTES:
- Final Graphics to be determined.
 - Exact location of all signs to be approved by Architect on site.
 - All fixings into existing fabric to be stainless steel/non-ferrous pin fixings into existing mortar joints. All other fixings to be approved by Heritage Architect.
 - Refer to SSDA07 and SSDA09 for location of Sign Type 5 (vinyl decal signage to glass entry doors)
 - Refer to SSDA07 for proposed location of Sign type 6 relocated shingle sign.



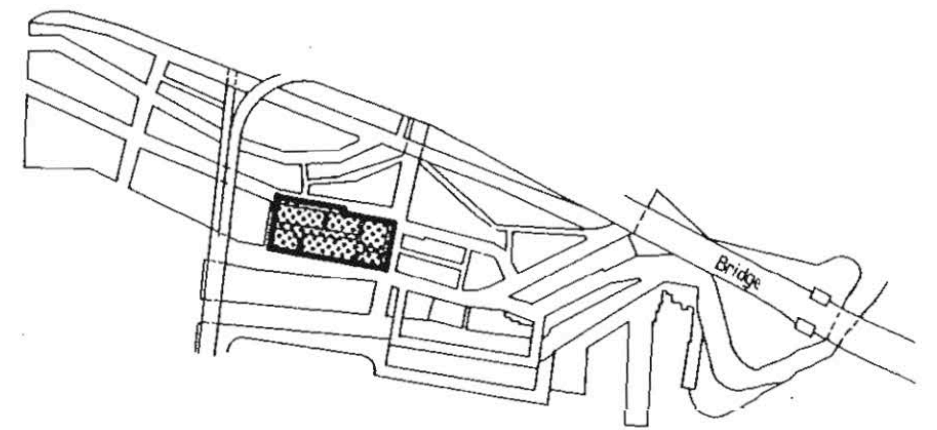
1 Restaurant Name Sign x 3
1:20 @ A3

2 Menu Board x 2
1:20 @ A3

3 Accessible Entrance x 2
1:20 @ A3

4 Existing Shingle Sign
1:20 @ A3

6 Relocated Shingle Sign
1:20 @ A3



This drawing refers to the land shaded.

LEGEND

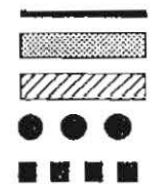
SITE BOUNDARY

EASEMENT

HISTORIC BUILDINGS

PEDESTRIAN ROUTE

VEHICLE ROUTE



PERMITTED USES

COMMERCIAL

RESIDENTIAL

SPECIAL

SPECIAL NOTE:

THE ONLY STRUCTURES WHICH MAY BE PERMITTED ABOVE THIS ENVELOPE ARE THOSE ASSOCIATED WITH LIFT MOTOR ROOMS AND PLANT

As delegate of the Minister for Planning, under delegation dated 28 February 2016, pursuant to clause 9 of the *Environmental Planning and Assessment (Sydney Cove) Savings and Transitional Regulation 1999*, under the *Environmental Planning and Assessment Act 1979*, approve the variation to the Prescribed Scheme, described by the control drawing.

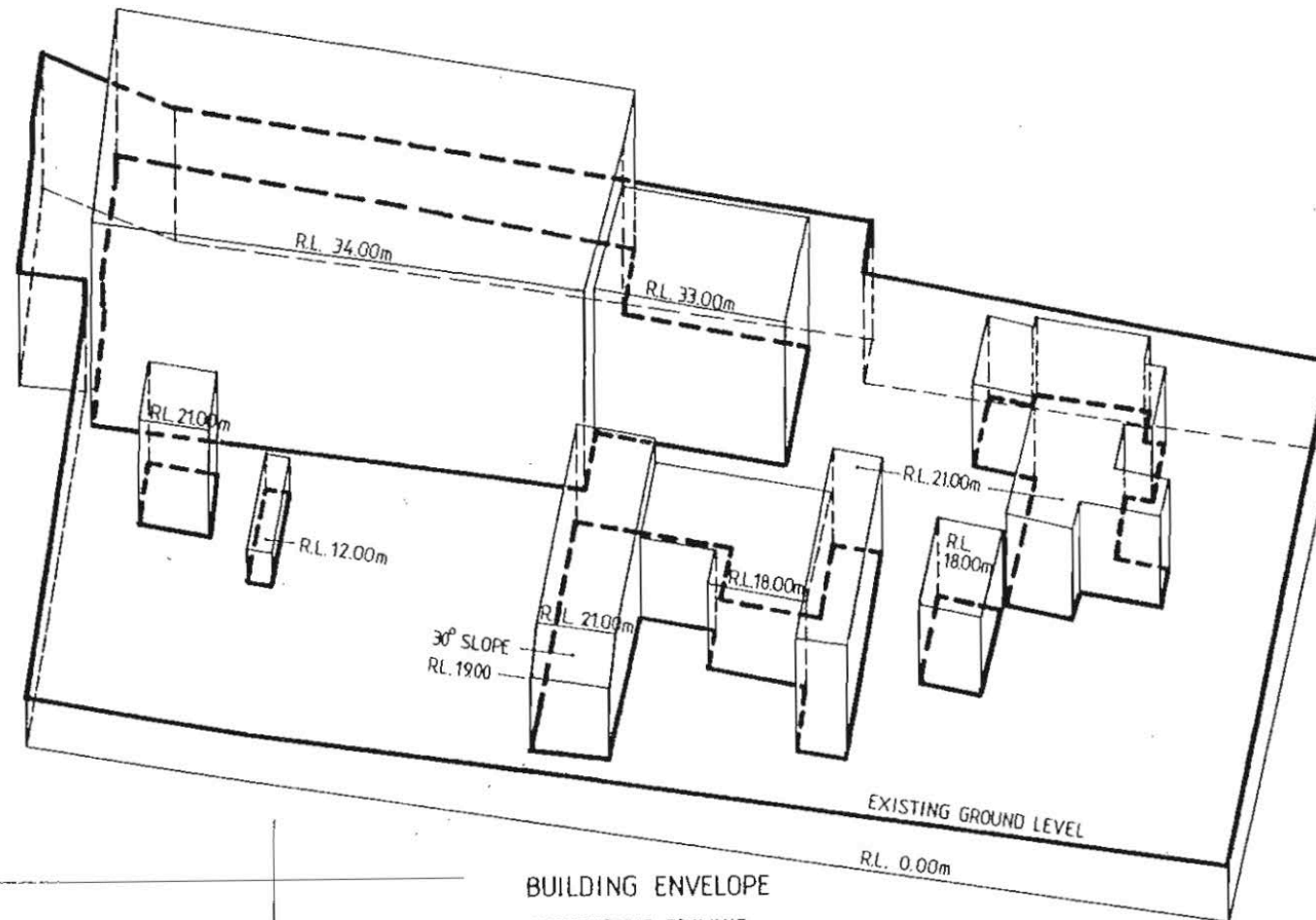
Anthea Sargeant
Executive Director
Key Sites and Industry Assessment

The general controls as shown on this drawing are subject to the refinement of detail in relation to dimensions, easements, usages, open spaces and means of circulation and the sites shall be subject to such further conditions in relation to architectural details, financial considerations, staging and timing and system of approval as the Authority may deem necessary and make known prior to the sites being offered for development

BUILDING SITE CONTROL DRAWING

XXXVIII (2)

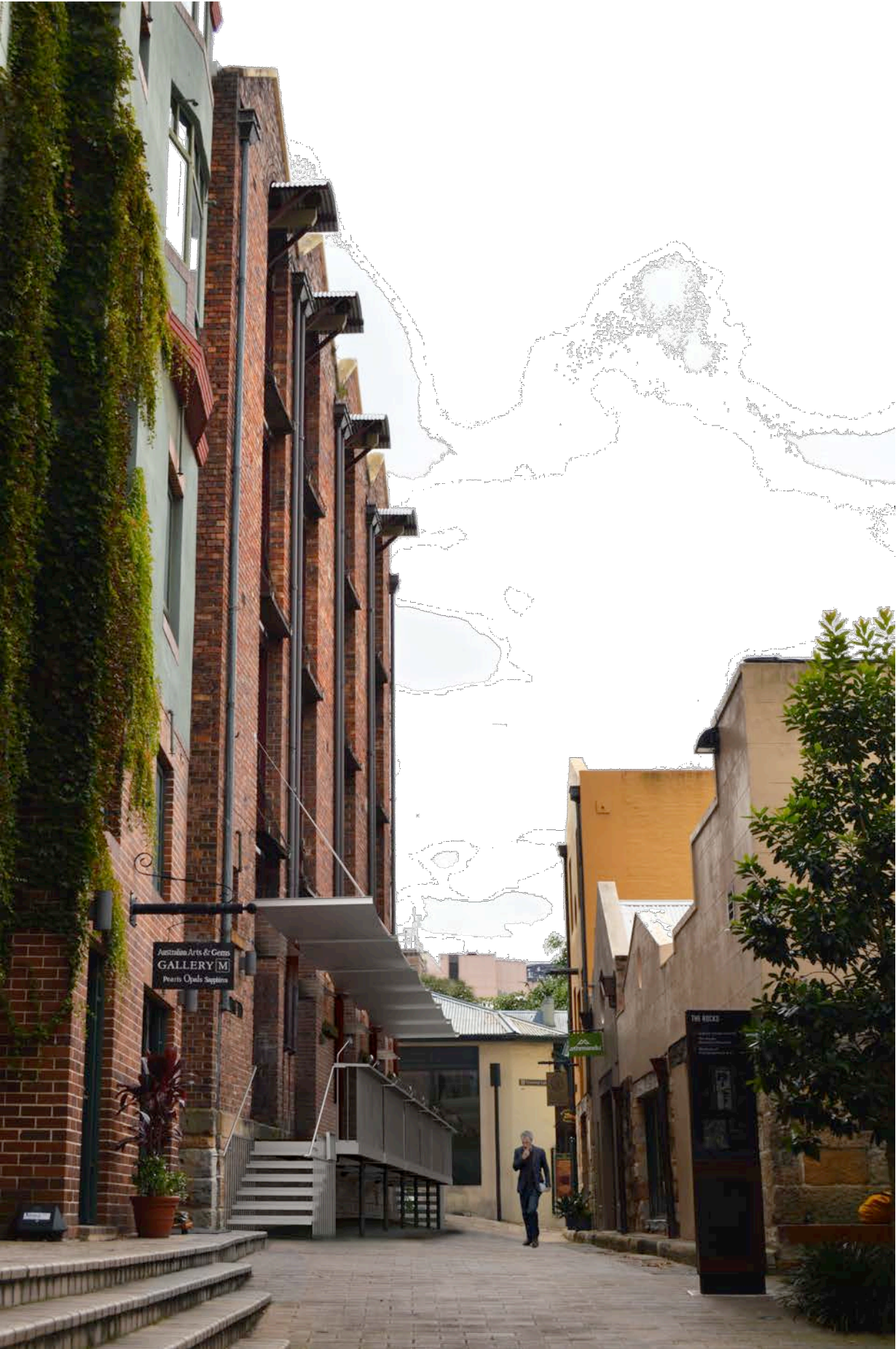
DEPARTMENT OF PLANNING AND ENVIRONMENT



BUILDING ENVELOPE
AXONOMETRIC DRAWING



BUILDING SITE PLAN



STATE SIGNIFICANT DEVELOPMENT	Note: To be read in conjunction with other consultant's drawings. Do not scale off drawings. Verify dimensions on site before work commences. Any discrepancies are to be reported to the architect immediately. The Building Code of Australia, relevant Australian Standards and Authorities are to be complied with.				Level 4/69 Reservoir Street, Surry Hills New South Wales Australia 2010 mail@welshmajor.com Tel: 02 9699 6066 ABN: 67 612 977 303 Nom. Archs: C. Major ARB No 9193 D. Welsh ARB No. 6968 Welsh+Major	Project Harbour Rocks Hotel 34-52 Harrington St, The Rocks NSW		Project Ref. No. 1710						
	Issue / Amendments: - Issued for SSD A Design of canopy and deck structure revised following OEH feedback		Date: 15.11.17 15.05.18			Drawing Title View From Nurses Walk - Before and After		Drawing. No. SSDA23						
						Scale:		Date:						
						NTS		Oct 2017						
						Legend:								
						c column car carpet con concrete cp concrete pavers ct ceramic tiles d door dp downpipe ex existing fc fibre cement fg fixed glass gl glass louvre mc metal cladding			mr metal roofing pb plasterboard pbr painted brick pp permeable paving ss stainless steel st stone tb timber boards td timber deck tf timber floor tt terracotta tile tm timber w window			---		
									---		Line of structure over / under			
									---		To be demolished			
									---		Existing structure			
									---		New wall			