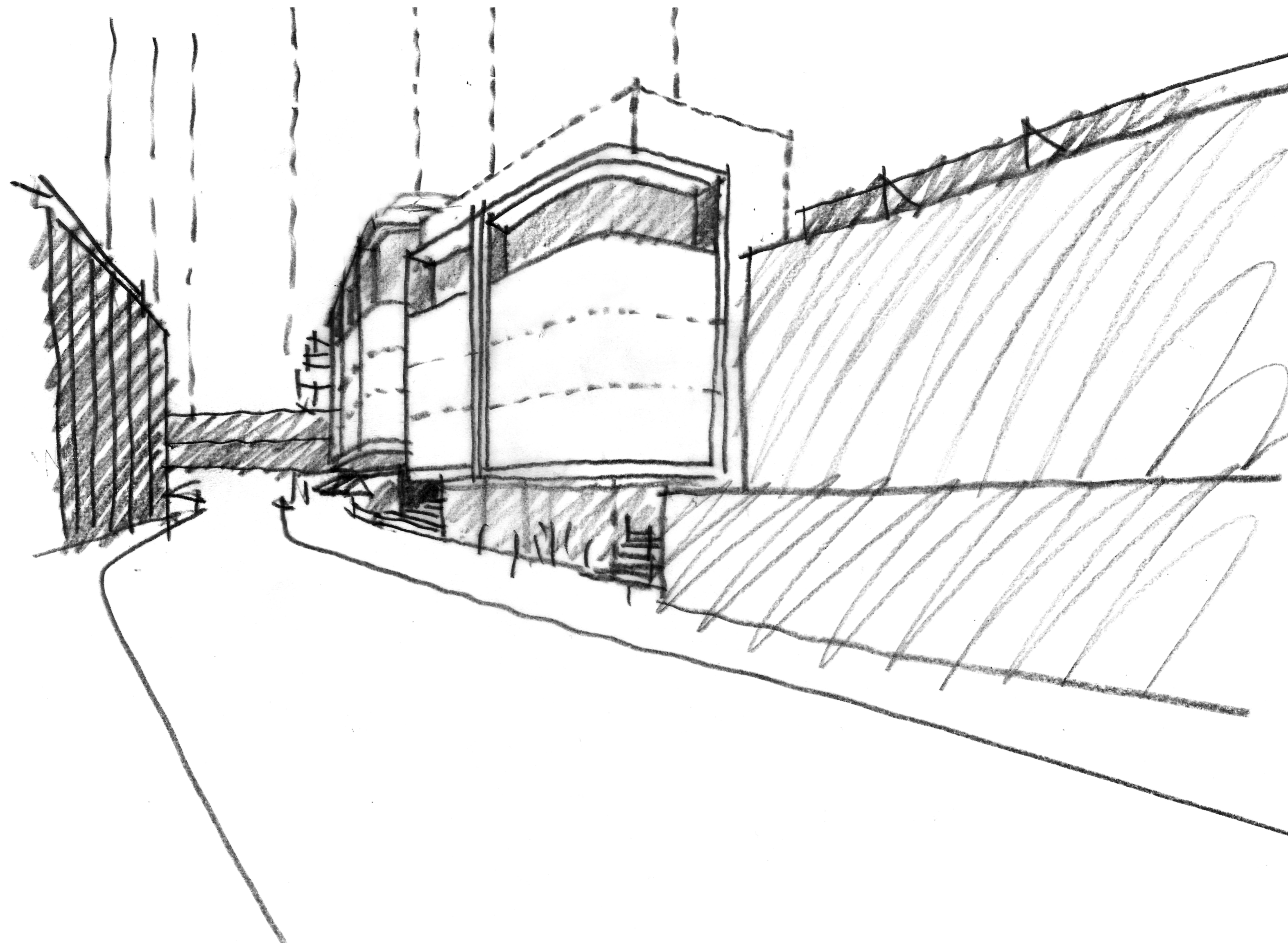




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HARRINGTON STREET

legend

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

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

- ALP Aluminium Panel
- BAL1 Glazed Balustrade 1
- BAL2 Glazed Balustrade 2
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- PC1 Precast Concrete 1
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- ST1 Sandstone Cladding
- TC1 Terracotta Cladding 1
- TC2 Terracotta Cladding 2
- TC3 Terracotta Cladding 3
- TC4 Terracotta Cladding 4
- RF1 Rendered Finish 1

INDICATES BUILDING OUTLINE "AS APPROVED"

INDICATES CHANGES FORMING THIS APPLICATION

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rev	date	name	by	chk

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 sydney melbourne uk  
 Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



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

title  
**General  
 Cover Sheet**

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

project code	sheet no.	revision
<b>GA85H</b>	<b>DA-1000</b>	<b>A6</b>





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legend

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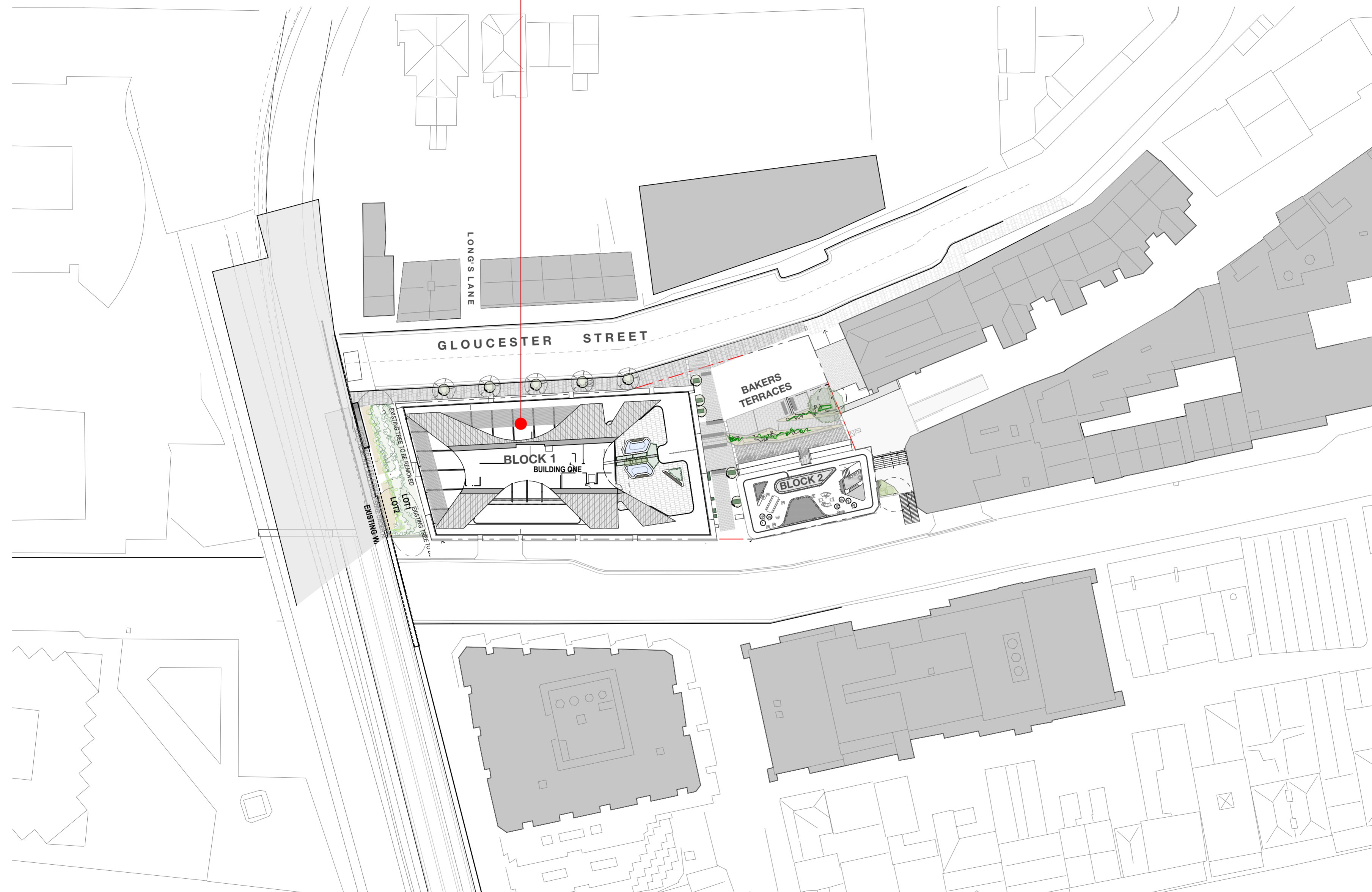
project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**General Site Plan**

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

project code GA85H sheet no. DA-1200 revision A6

L8(ii)  
 ADDITIONAL LOUVRED OPENING  
 INTRODUCED TO ROOF AT WESTERN  
 SIDE TO PROVIDE PROPORTION OF OPEN  
 AREA AND VENTILATION FOR PLANT  
 UNDER







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

title  
**Plans**  
**Ground Floor Plan (Harrington Street)**

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

project code GA85H sheet no. DA-2000 revision A6

**G(i)**  
 FLOOR LEVELS ADJUSTED TO SUIT FOOTPATH LEVELS - RETAIL 1 RAISED BY 540mm

**G(i)**  
 FLOOR LEVELS ADJUSTED TO SUIT FOOTPATH LEVELS - RETAIL 2 AND 3 RAISED BY 120mm AND 100mm RESPECTIVELY

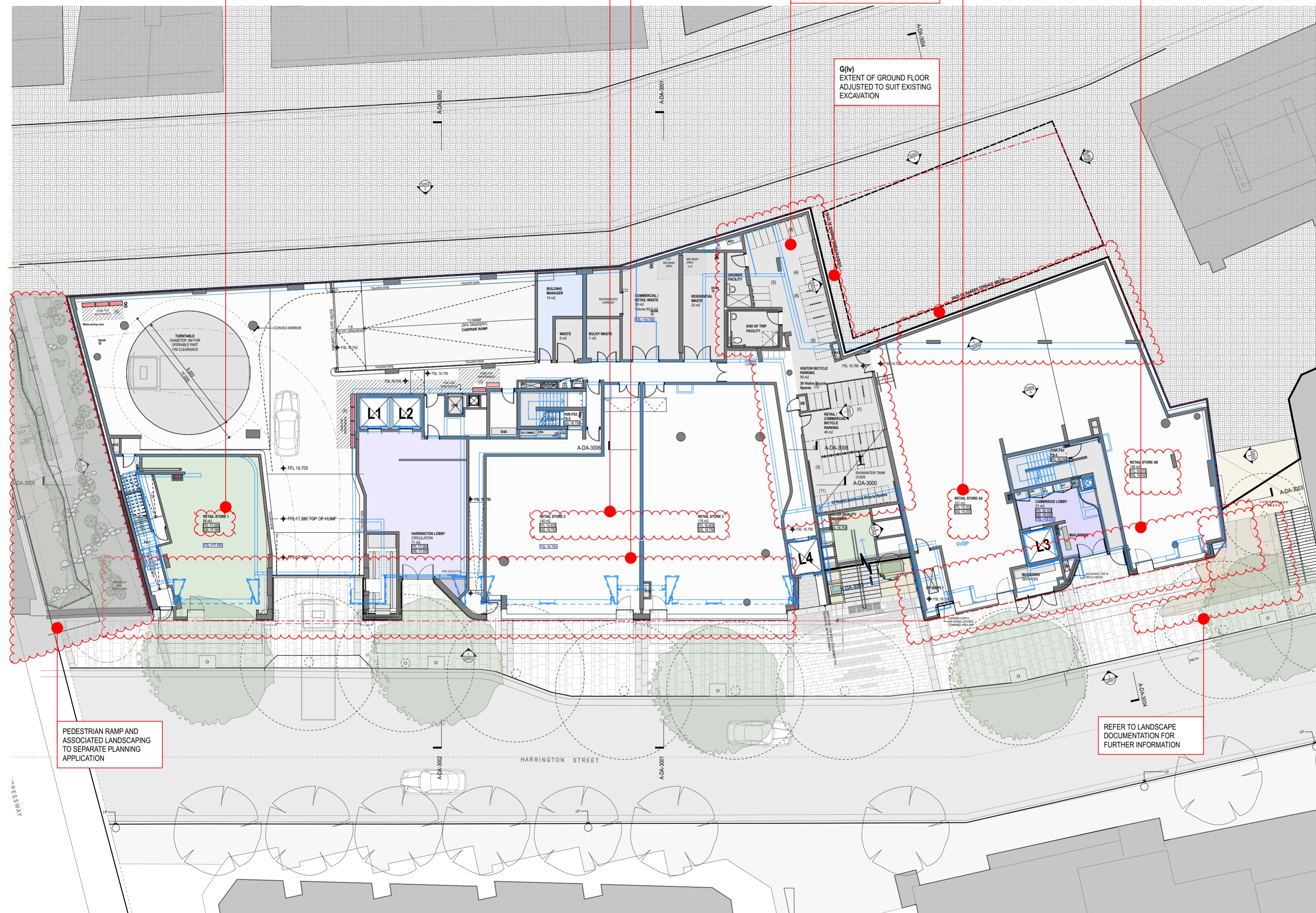
**G(ii)**  
 FACADE CHANGES

**G(iii)**  
 BICYCLE PARKING AND ASSOCIATED END OF TRIP FACILITIES RELOCATED FROM B1 TO GF (RETAIL/COMMERCIAL AND VISITOR BICYCLE PARKING SPACES) TO IMPROVE ACCESS

**G(i)**  
 FLOOR LEVELS ADJUSTED TO SUIT FOOTPATH LEVELS - NORTHERN BUILDING GROUND RL LOWERED BY 445mm & 630mm

**G(ii)**  
 FACADE CHANGES

**G(iv)**  
 EXTENT OF GROUND FLOOR ADJUSTED TO SUIT EXISTING EXCAVATION



PEDESTRIAN RAMP AND ASSOCIATED LANDSCAPING TO SEPARATE PLANNING APPLICATION

REFER TO LANDSCAPE DOCUMENTATION FOR FURTHER INFORMATION

**BICYCLE PARKING**  
 35 BICYCLE SPACES FOR RETAIL/COMMERCIAL  
 30 BICYCLE SPACES FOR VISITORS





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**L0(i)**  
CHANGE OF ONE BEDROOM APARTMENT LAYOUT RESULTING IN A 2 BEDROOM APARTMENT

Legend

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

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- PAV1** Paving 1
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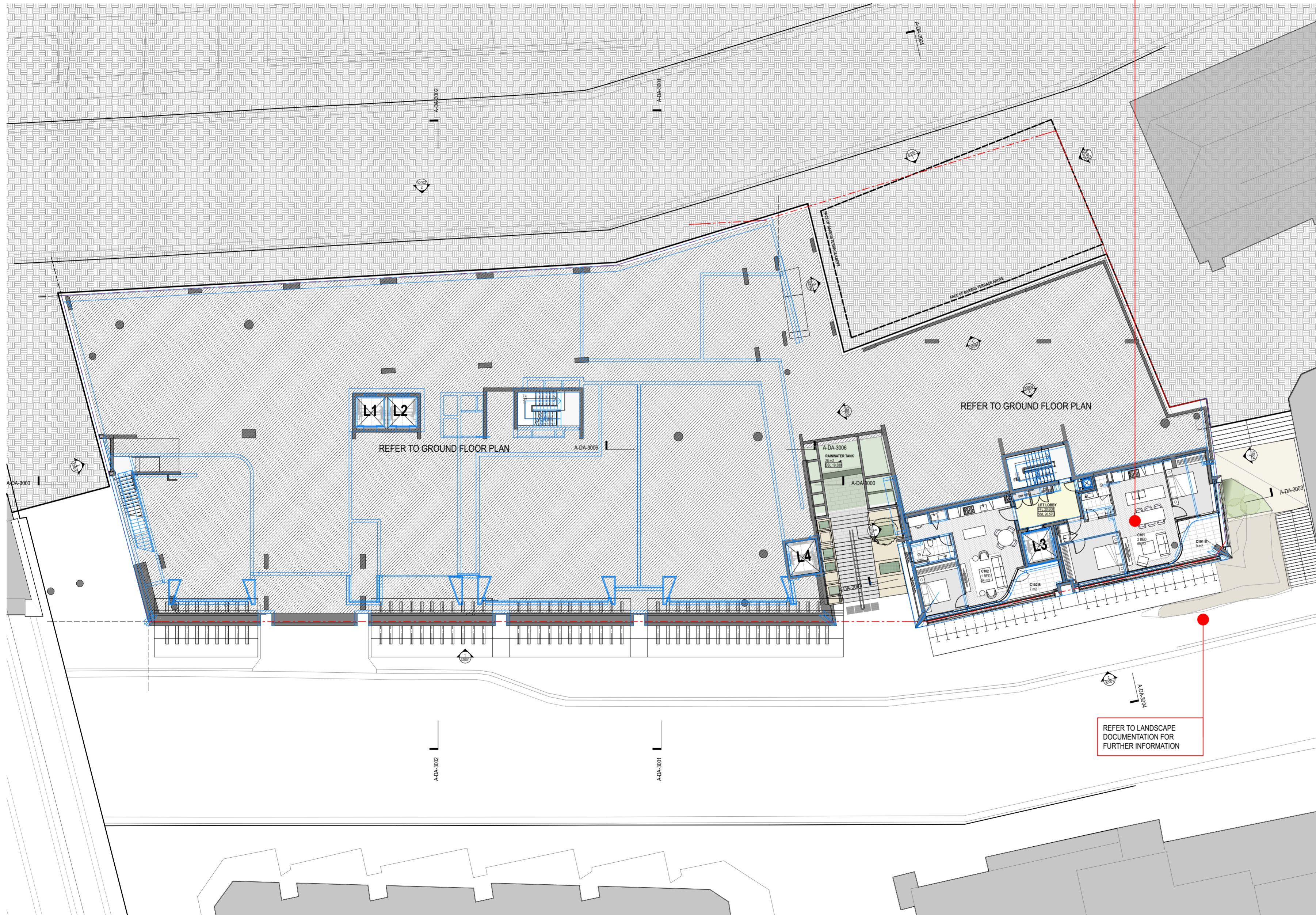
**fjmt studio** architecture interiors landscape urban community  
 sydney melbourne uk  
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project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Plans**  
**Level C1 Floor Plan**

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

project code GA85H sheet no. DA-2001 revision A6







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Legend

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

title  
**Plans**  
**Level H1 - C2 Floor Plan**

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

project code GA85H sheet no. DA-2002 revision A6

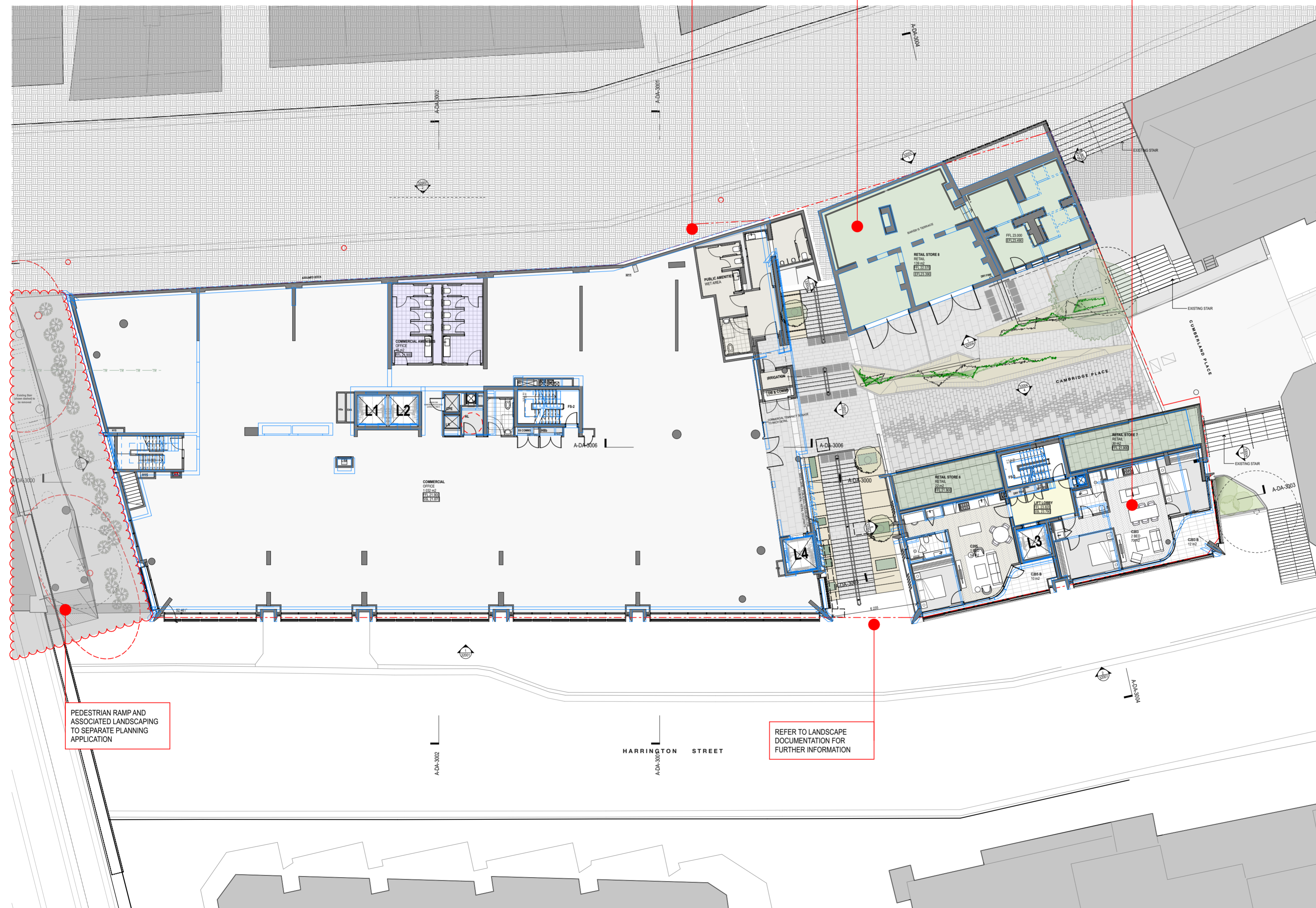
L1(iv)  
 PUBLIC AMENITIES AND ASSOCIATED ENTRY RECONFIGURED

L1(iii)  
 REFER TO DRAWING DA-9901 SATISFIES CONDITION B2(b)

L1(i)  
 CHANGE OF ONE BEDROOM APARTMENT LAYOUT RESULTING IN A 2 BEDROOM APARTMENT

PEDESTRIAN RAMP AND ASSOCIATED LANDSCAPING TO SEPARATE PLANNING APPLICATION

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

title  
**Plans**  
**Level H2 - C3 Floor Plan (Gloucester Street)**

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

project code GA85H sheet no. DA-2003 revision A6



L2(i)  
 BAKER'S TERRACE CHANGES TO COMPLY WITH PMNSW STRATEGIC PLANNING AND HERITAGE DIVISION REQUIREMENTS

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PEDESTRIAN RAMP AND ASSOCIATED LANDSCAPING TO SEPARATE PLANNING APPLICATION





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project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
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title  
**Plans**  
**Level H3 - C5 Floor Plan**

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

project code GA85H sheet no. DA-2004 revision A6







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

title  
**Plans**  
**Level H5 - C6 Floor Plan**

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

project code GA85H sheet no. DA-2005 revision A6



**L4 (i)**  
 MINOR DESIGN CHANGE TO EXTEND GLASS LINE  
 AND PENTHOUSE SCREENS TO ALIGN WITH  
 PRECAST FRAMES BELOW





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

title  
**Plans**  
**Level H6 - C7 Floor Plan**

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

project code GA85H sheet no. DA-2006 revision A6







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- RF1 Rendered Finish 1

INDICATES CHANGES FORMING THIS APPLICATION

A6	13/12/2018	S4.55 Revised Submission	DN	SH
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U	05/11/2018	S4.55 Submission Draft	DN	SH
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rev	date	name	by	chk
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 sydney melbourne uk  
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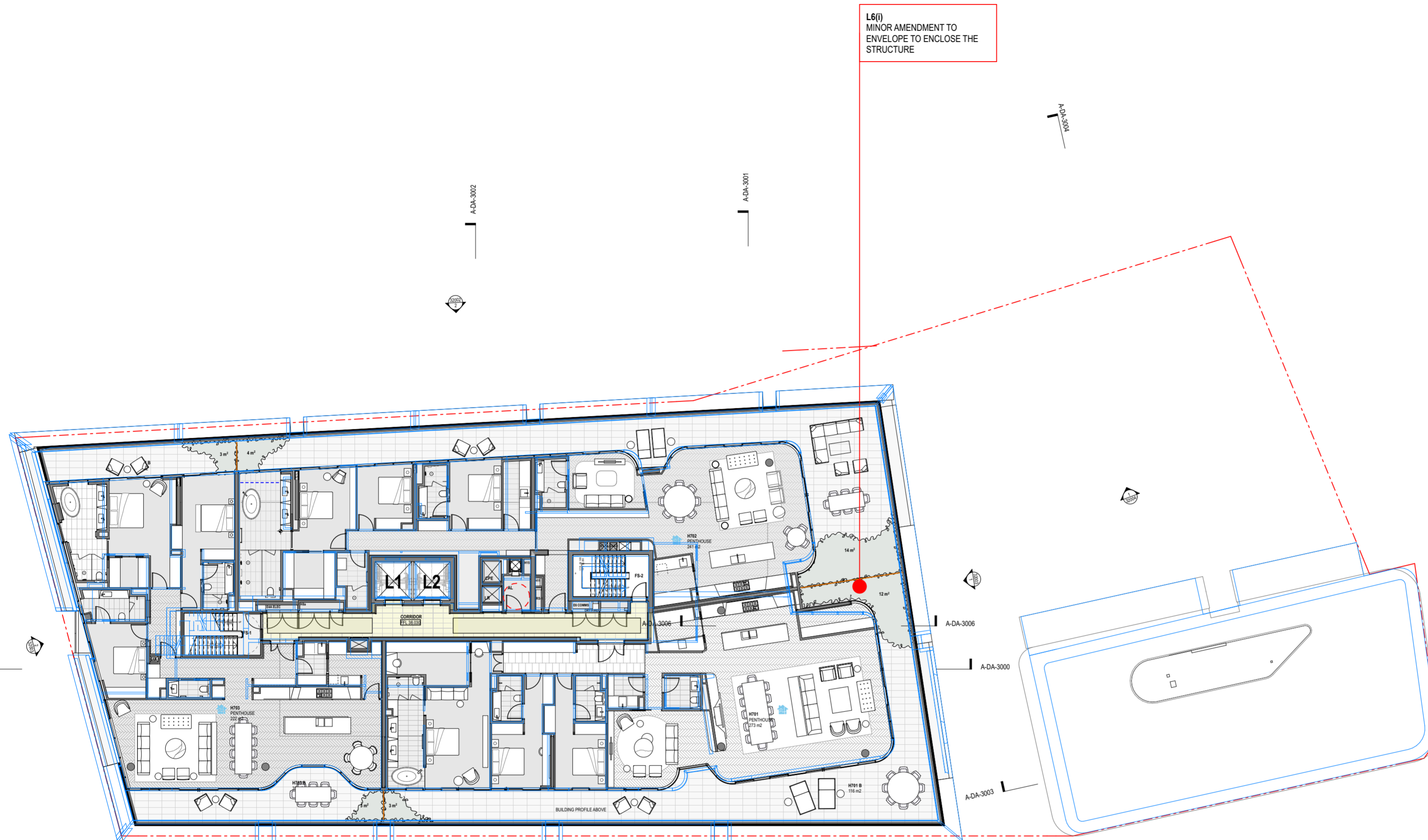
project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Plans**  
**Level H7 Floor Plan (Setback)**

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

project code	sheet no.	revision
<b>GA85H</b>	<b>DA-2007</b>	<b>A6</b>

L6(i)  
 MINOR AMENDMENT TO  
 ENVELOPE TO ENCLOSE 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

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

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

- ALP Aluminium Panel
- BAL1 Glazed Balustrade 1
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- BAL3 Palisade Balustrade
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- GL2 Aluminium Framed Performance Glazing
- LV1 High Level Louvre (Retail)
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- PC1 Precast Concrete 1
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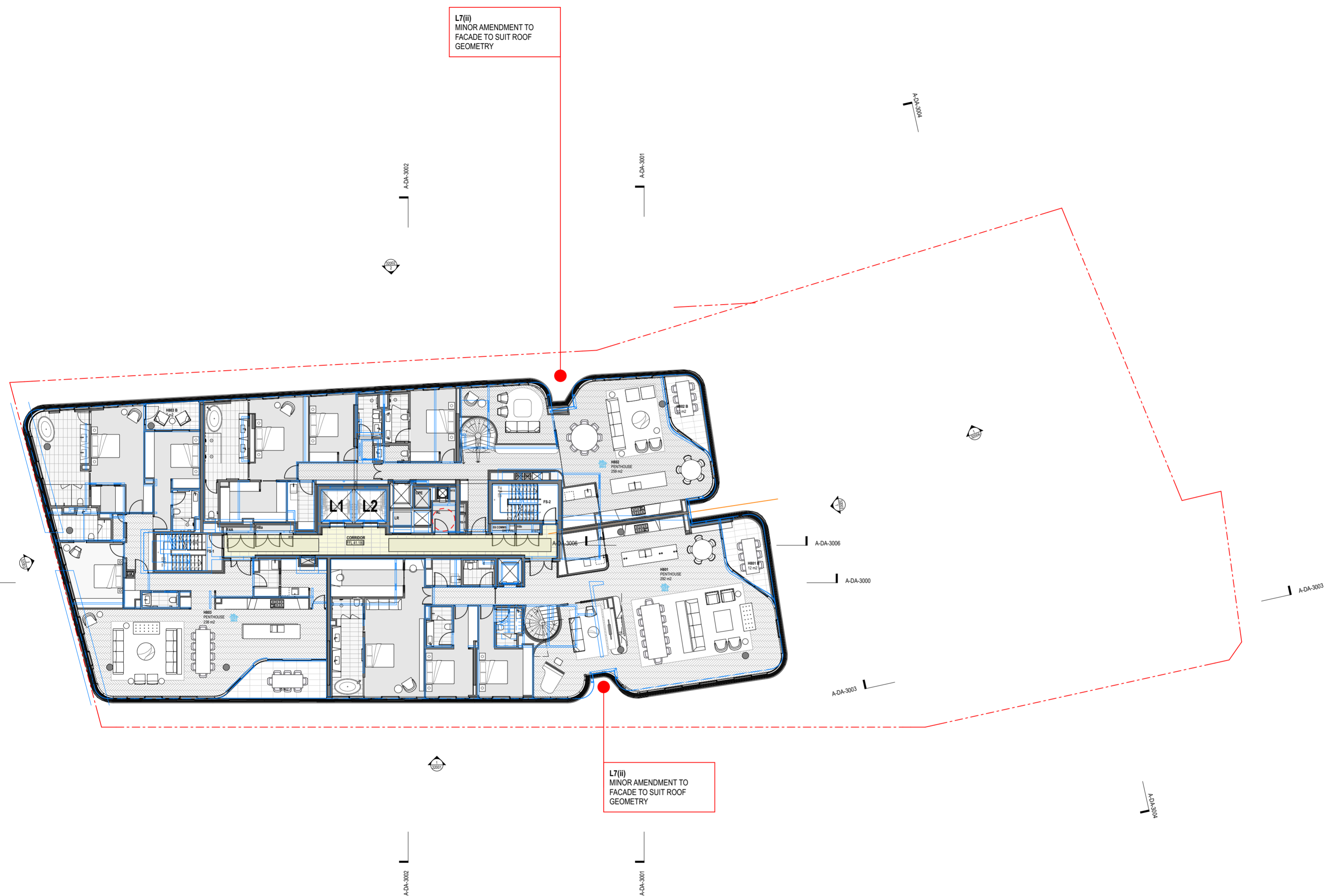


project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Plans**  
**Level H8 Floor Plan (Penthouse)**

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

project code GA85H sheet no. DA-2008 revision A6







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TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
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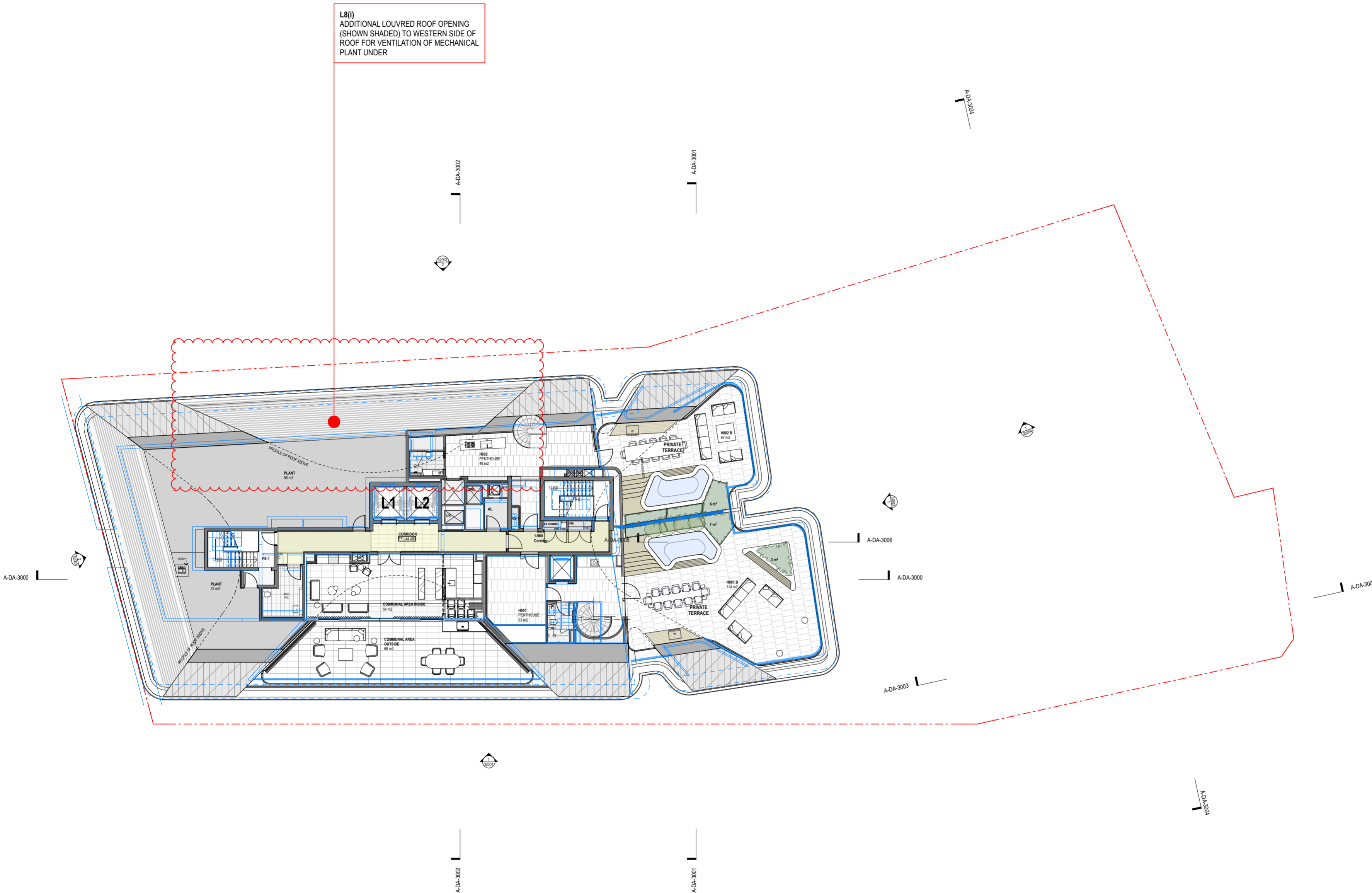


project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

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

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

project code GA85H sheet no. DA-2009 revision A6







- GENERAL NOTES**
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Legend

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LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

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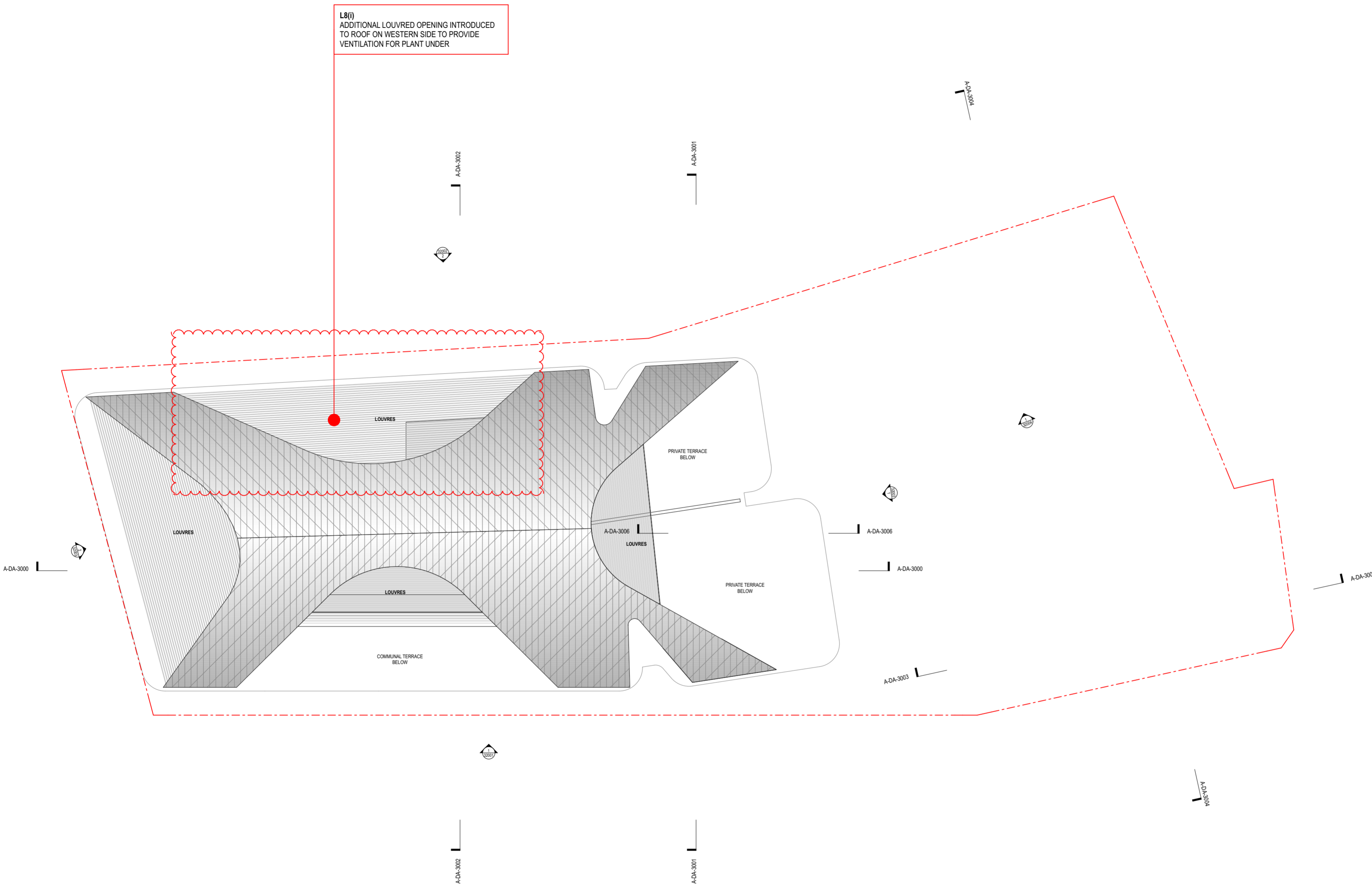


project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Plans**  
**Roof Plan**

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

project code GA85H sheet no. DA-2010 revision A6







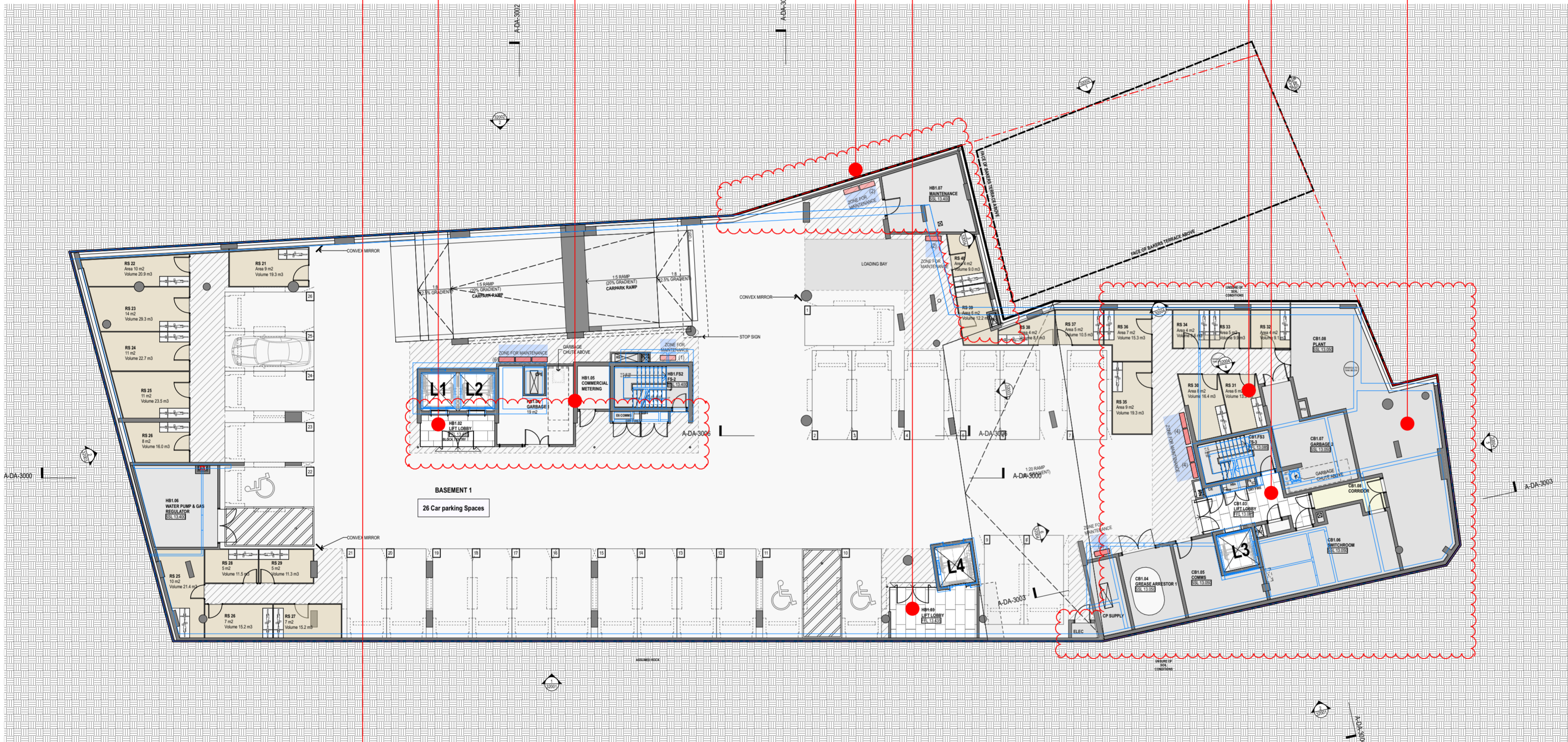
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 ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'  
 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

- B(i)** AMENDED CAR PARKING NUMBERS TO SATISFY CONDITIONS B2(C) AND B29
- B(ii)** LIFT LOBBY ENCLOSED
- B(ii)** STRUCTURE REVISED. CORE, CARPARKING & STORAGE REVISED TO SUIT
- B(v)** EXTENT OF BASEMENT ADJUSTED TO SUIT EXISTING EXCAVATION
- G(iii & v)** RELOCATION OF BICYCLE PARKING AND END OF TRIP FACILITIES TO GROUND FLOOR
- B(iii)** LIFT LOBBY ENCLOSED
- B(iv)** RECONFIGURATION OF BASEMENT SERVICES AND PLANT AREAS

Legend

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

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- TC4** Terracotta Cladding 4
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 INDICATES CHANGES FORMING THIS APPLICATION

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A1	03/04/2018	S4.55(1A) Coordination Package	DN	AH

rev	date	name	by	chk
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**APPROVED CAR PARKING RATES**

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

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

**AMENDED CAR PARKING RATES**

**B1 TOTAL CAR PARKING SPACES 26**  
 INCLUDING  
 26 RESIDENTIAL SPACES  
 3 ACCESSIBLE (INCLUSIVE)  
 1 LOADING BAY (EXCLUSIVE)

**OTHER**  
 24 BICYCLE SPACES  
 (IN INDIVIDUAL RESIDENTIAL STORAGE CAGES)

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

**title**  
**Plans**  
**Level Basement 1**

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

project code GA85H sheet no. DA-2011 revision A6





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

**B(ii)**  
 LIFT LOBBY ENCLOSED

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

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

**B(iii)**  
 LIFT LOBBY ENCLOSED

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

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

Legend

1 BED
2 BED 2 BATH
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- TC1** Terracotta Cladding 1
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- TC3** Terracotta Cladding 3
- TC4** Terracotta Cladding 4
- RF1** Rendered Finish 1

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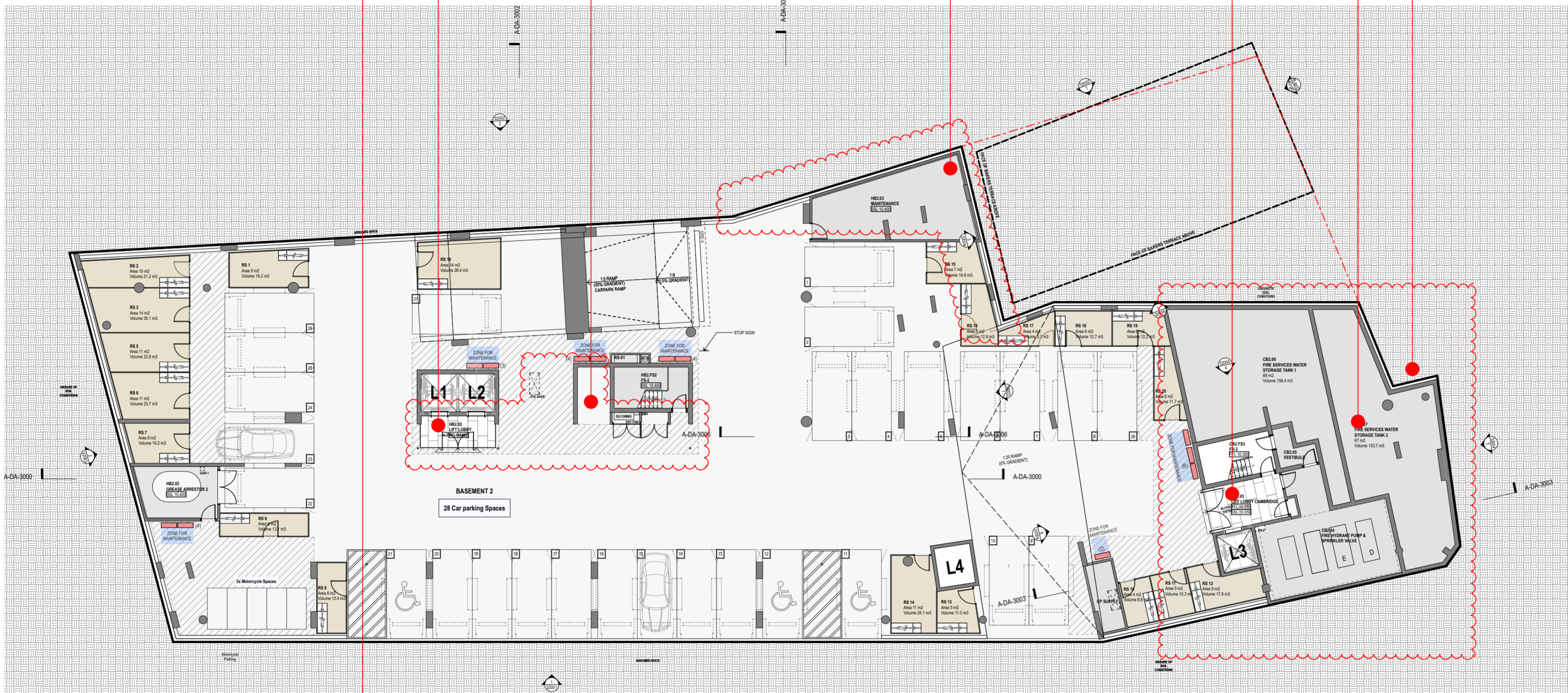


project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Plans**  
**Level Basement 2**

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

project code GA85H sheet no. DA-2012 revision A6



**APPROVED CAR PARKING RATES**

**B2 TOTAL CAR PARKING SPACES 32**  
 INCLUDING  
 29 RESIDENTIAL SPACES  
 3 ACCESSIBLE SPACES

**OTHER**  
 5 MOTORBIKE SPACES  
 29 BICYCLE SPACES  
 (IN RESIDENTIAL STORAGE CAGES)

**AMENDED CAR PARKING RATES**

**B2 TOTAL CAR PARKING SPACES 28**  
 INCLUDING  
 28 RESIDENTIAL SPACES  
 3 ACCESSIBLE (INCLUSIVE)

**OTHER**  
 5 MOTORBIKE SPACES  
 28 BICYCLE SPACES  
 (IN INDIVIDUAL RESIDENTIAL STORAGE CAGES)

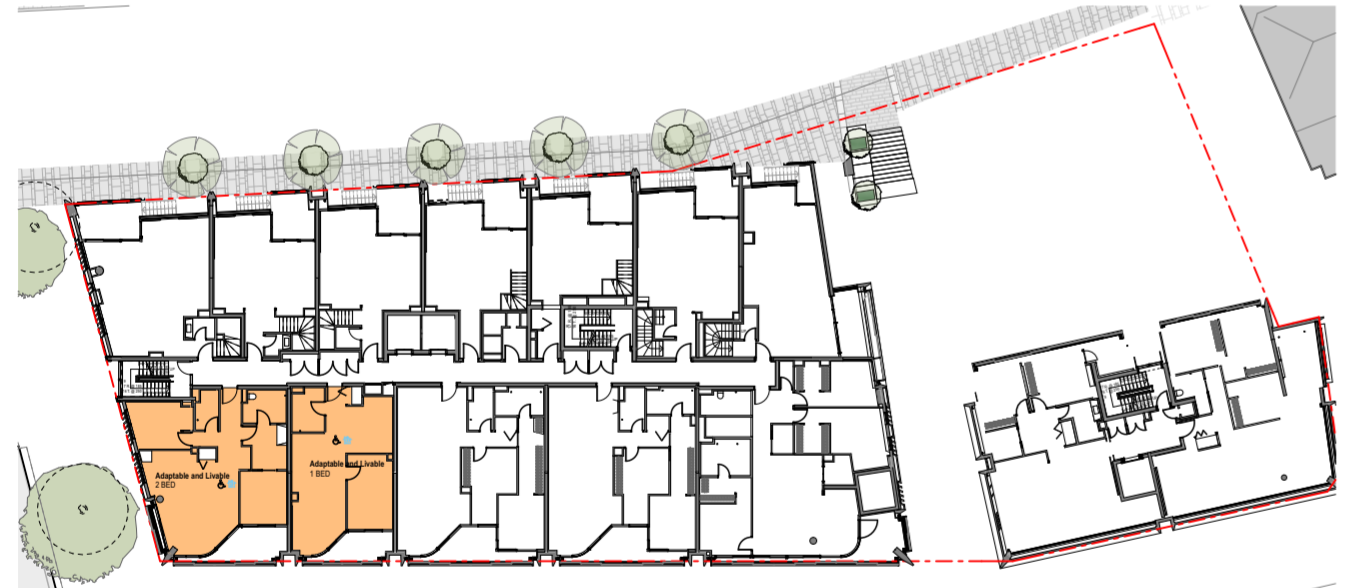




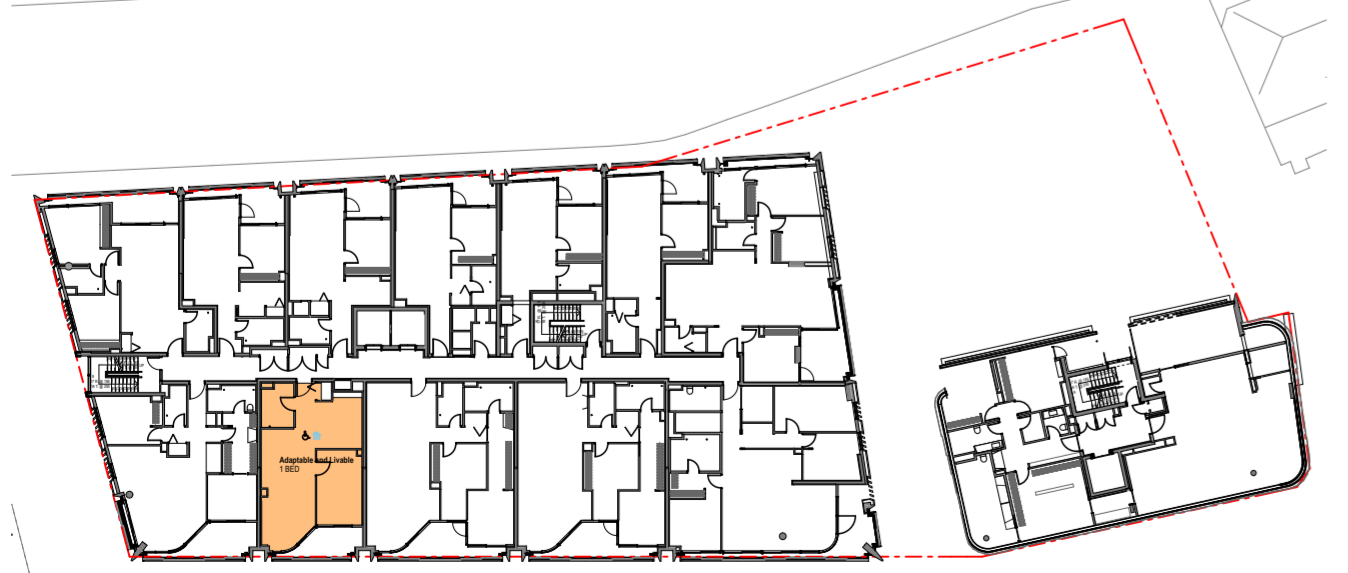
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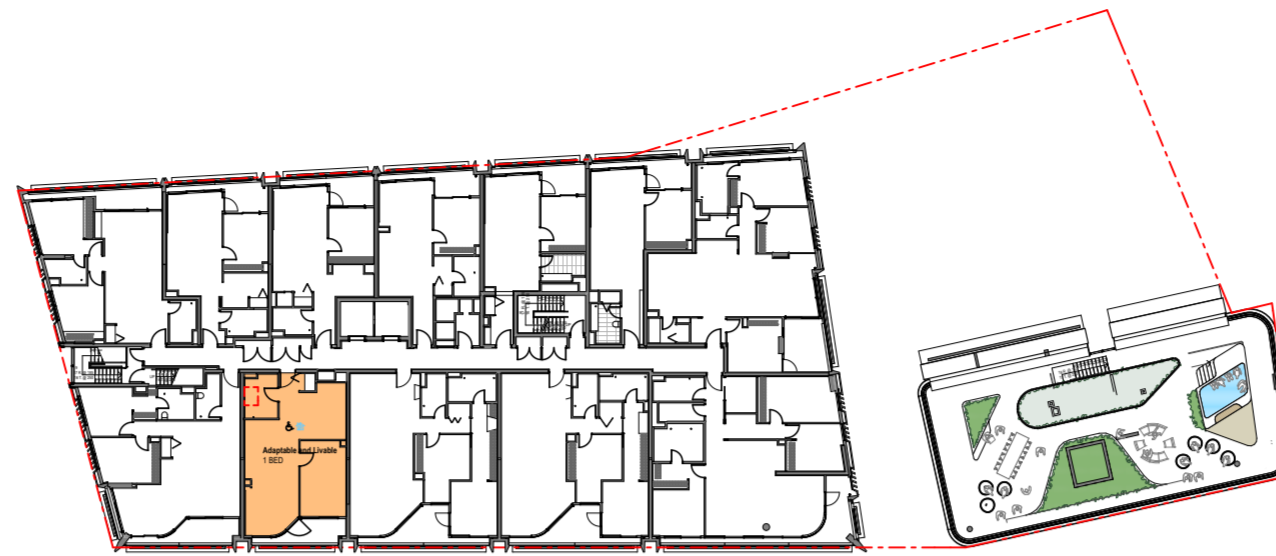
**2** PLAN Level H2 - C3  
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**3** PLAN Level H3 - C5  
1:500



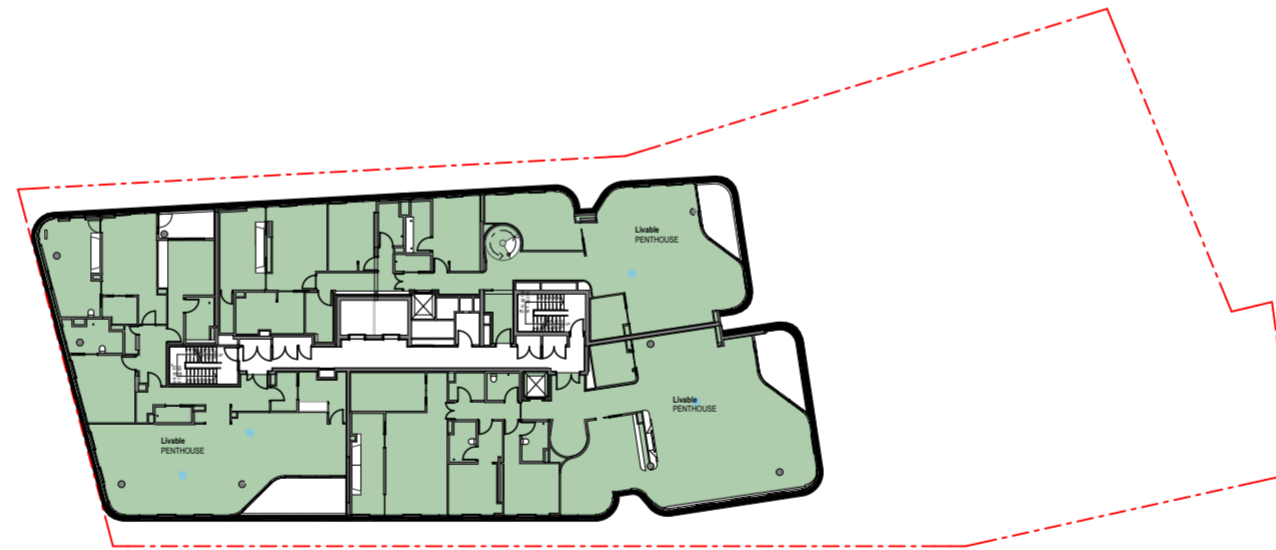
**4** PLAN Level H5 - C6  
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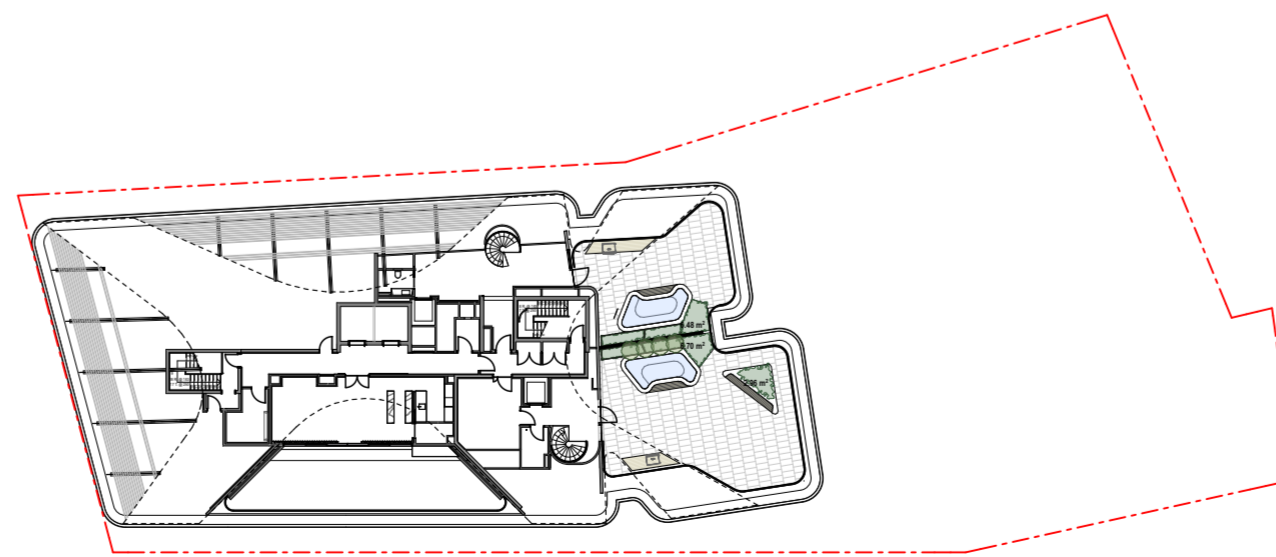
**5** PLAN Level H6 - C7  
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**6** PLAN Level H7  
1:500



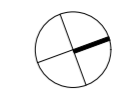
**7** PLAN Level H8  
1:500



**8** PLAN Level H9  
1:500

**Adaptable and Silver Level Livable Apartment**  
6 / 58 = 10% - compliant

**Silver Level Livable Apartment Only**  
12 / 58 = 20% - compliant



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legend

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

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project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
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title  
**Plans**  
**Adaptable and LHG Compliant Key**

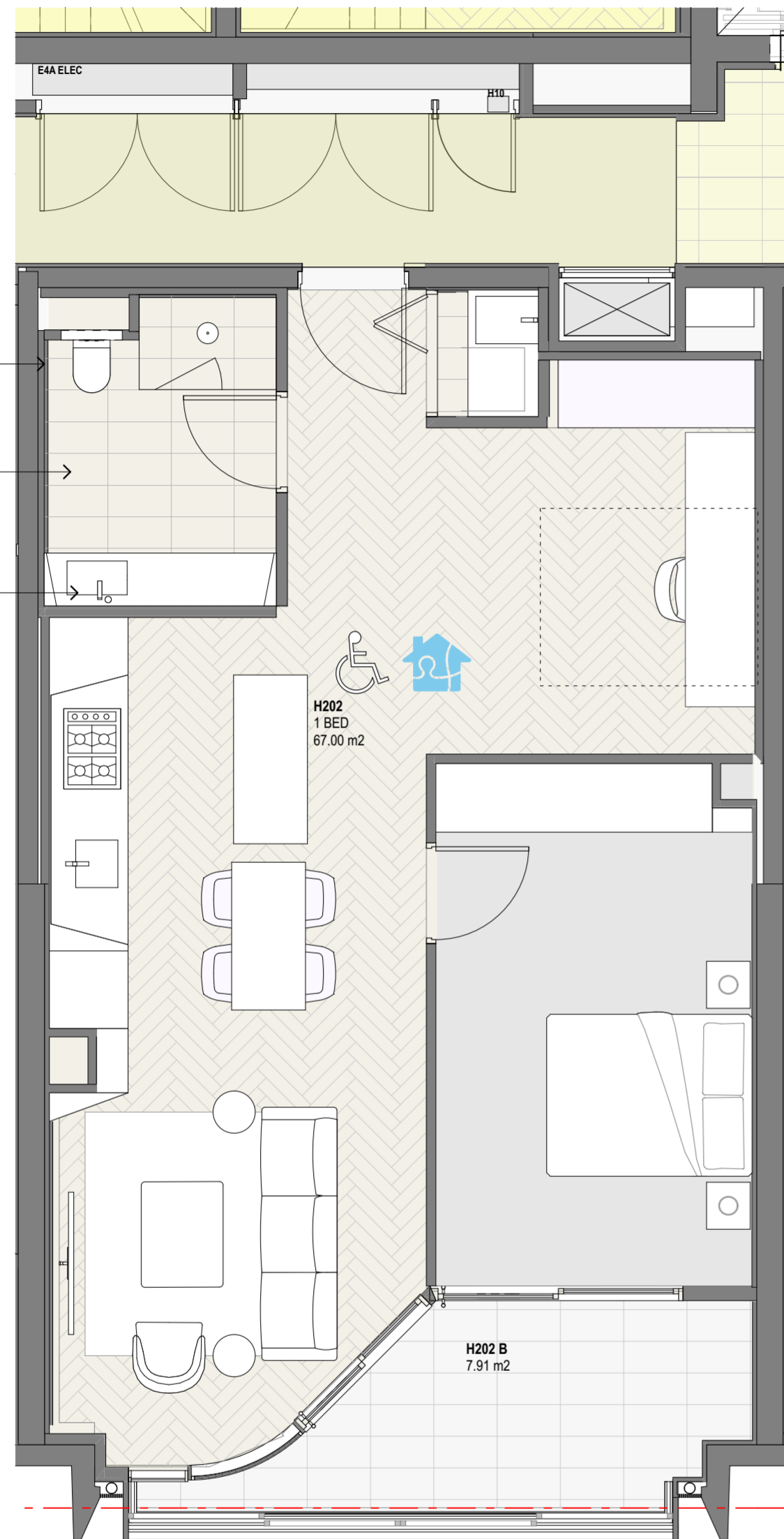
scale As Noted @ A2 first issued 29/03/2018

project code GA85H sheet no. DA-2025 revision A6



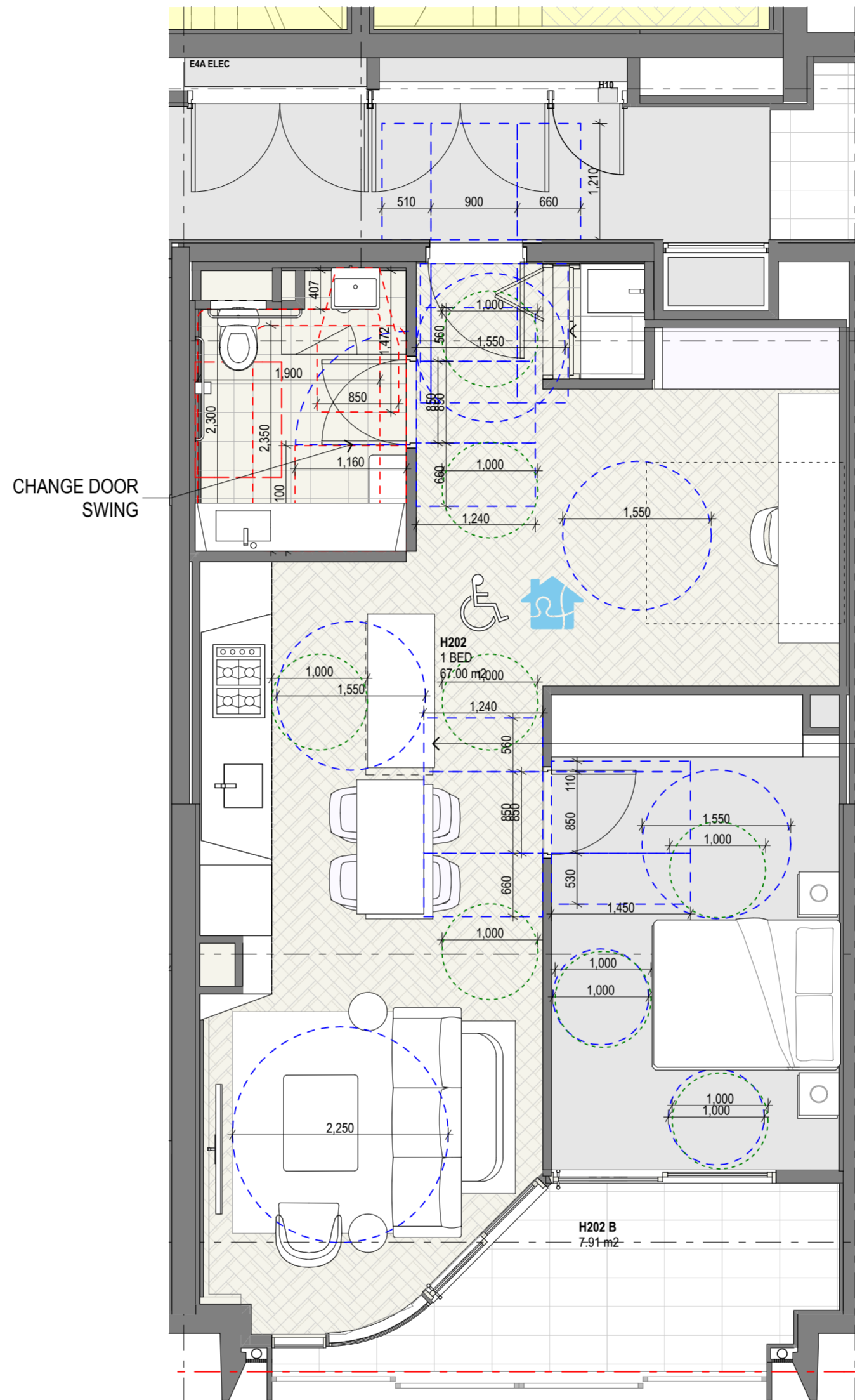


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**1** PLAN 1 BED - Pre-Adapted Livable Layout  
1:50

Units H202, H302, H502



**2** PLAN 1 BED - Post-Adapted Layout  
1:50

A2

REDUCTION OF LAUNDRY CUPBOARD

ISLAND KITCHEN BENCHTOP TO BE RELOCATED IN ADAPTABLE MODE

Legend

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
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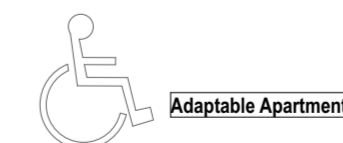


project  
**85 Harrington Street & 68-72 Gloucester Street**  
Lot 1 in DP 777033  
The Rocks NSW 2000

title  
**Plans**  
**Adaptable and Livable Housing Guide**

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

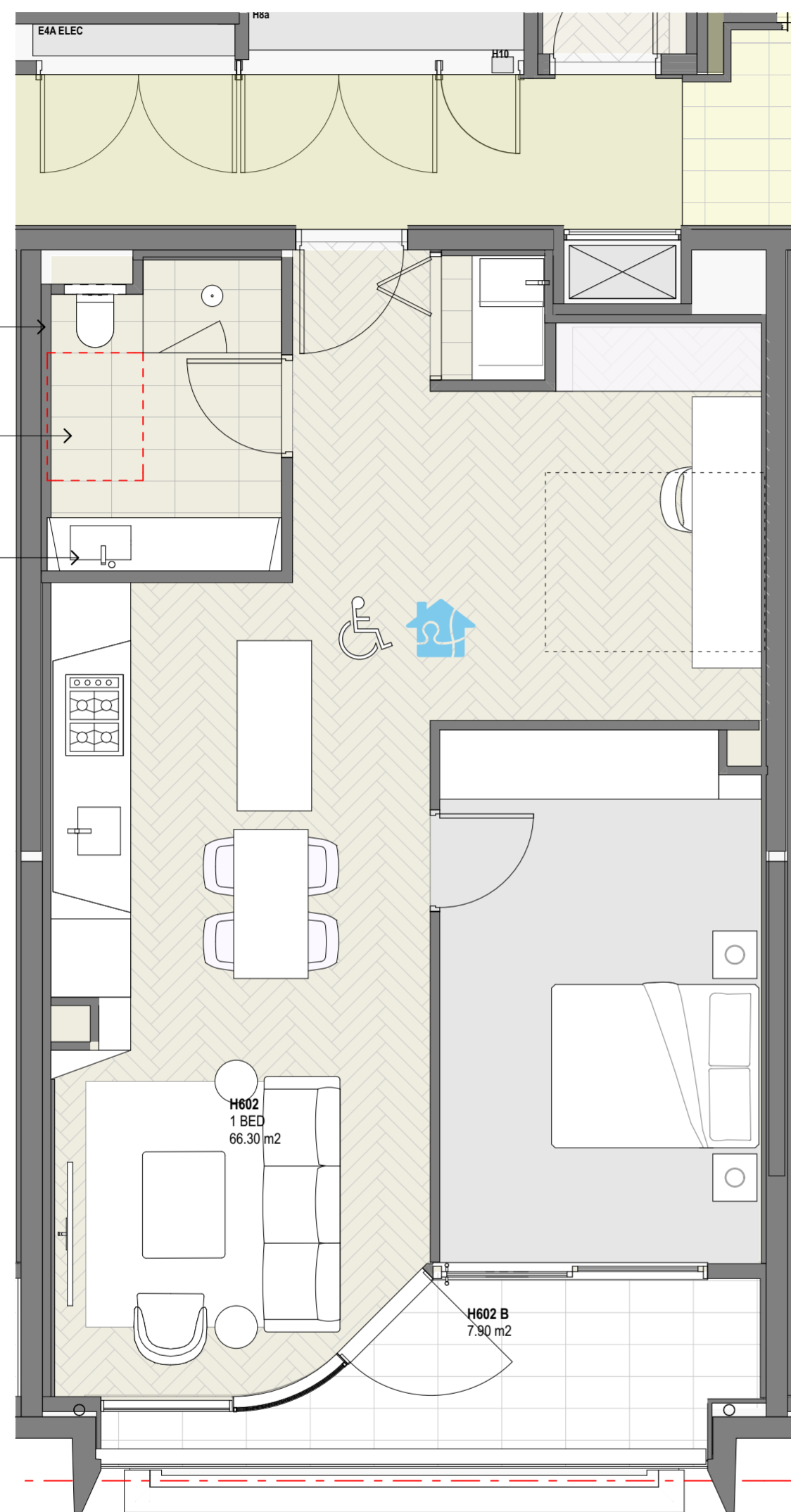
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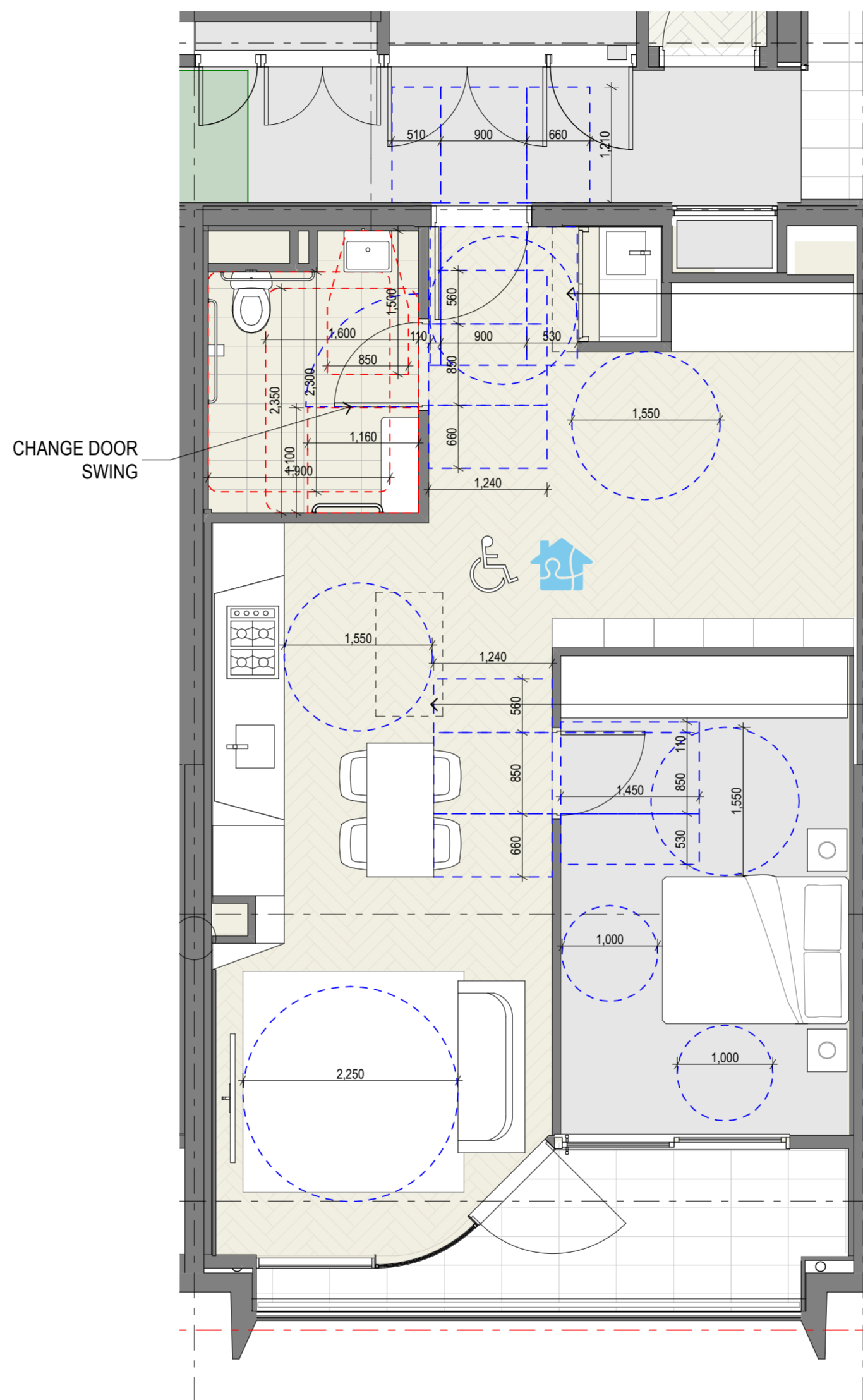


- GENERAL NOTES**
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1 PLAN 1 BED - Pre-Adapted Livable Layout  
1:50

Unit H602



2 PLAN H602 PROPOSED FLOOR PLAN  
1:50

legend

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

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment
- ALP** Aluminium Panel
- BAL1** Glazed Balustrade 1
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- LV1** High Level Louvre (Retail)
- PAV1** Paving 1
- PC1** Precast Concrete 1
- SC1** Operable Bronze Screen
- SC2** Operable Terracotta Baguette Screen
- SC3** Operable Exterior Venetian Blinds
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- RF1** Rendered Finish 1

INDICATES BUILDING OUTLINE "AS APPROVED"

INDICATES CHANGES FORMING THIS APPLICATION

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rev	date	name	by	chk
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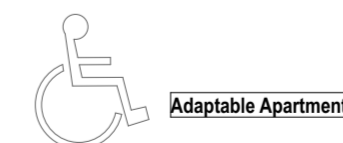


project  
**85 Harrington Street & 68-72 Gloucester Street**  
Lot 1 in DP 777033  
The Rocks NSW 2000

title  
**Plans**  
**Adaptable and Livable Housing Guide**

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

project code GA85H sheet no. DA-2031 revision A6

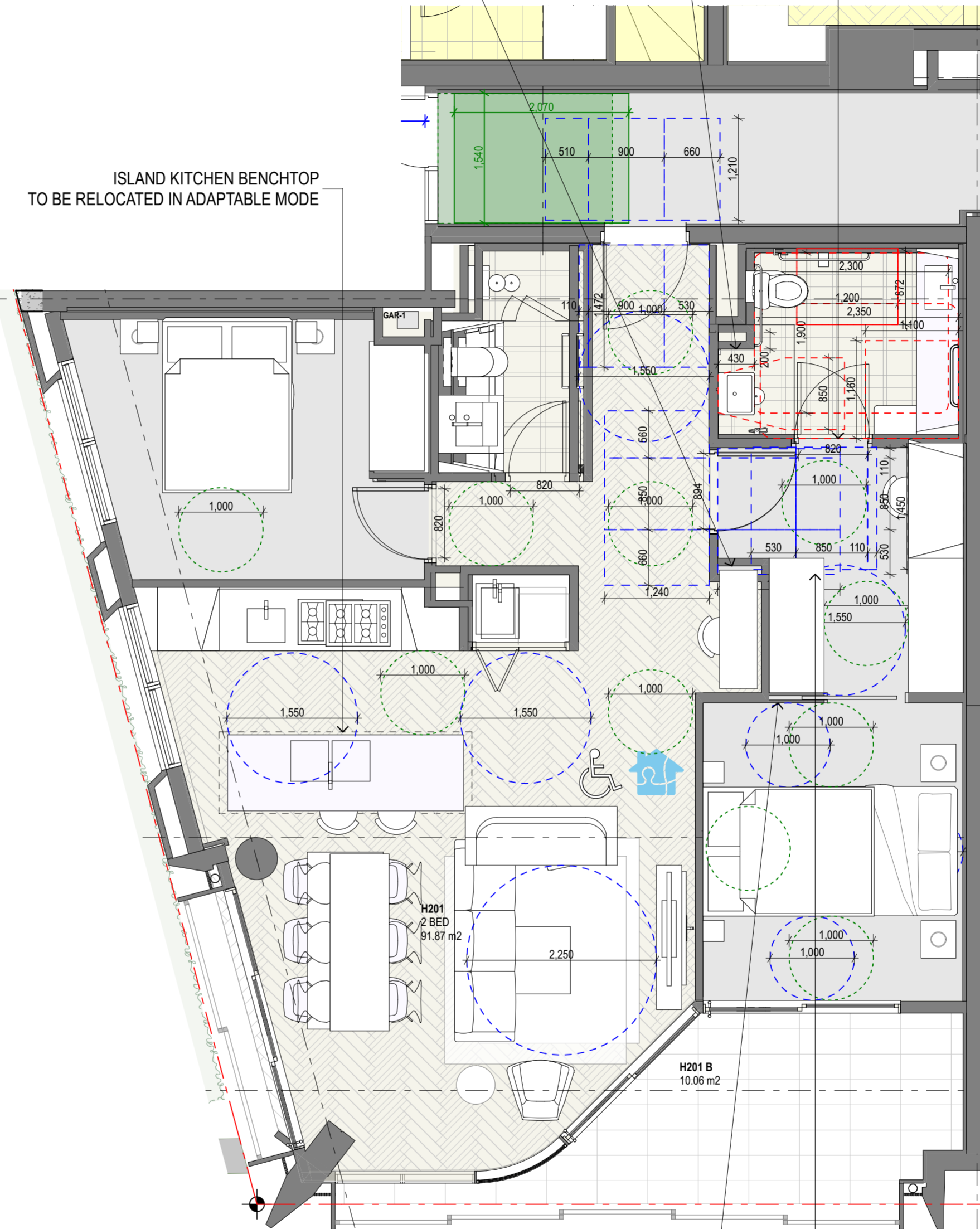
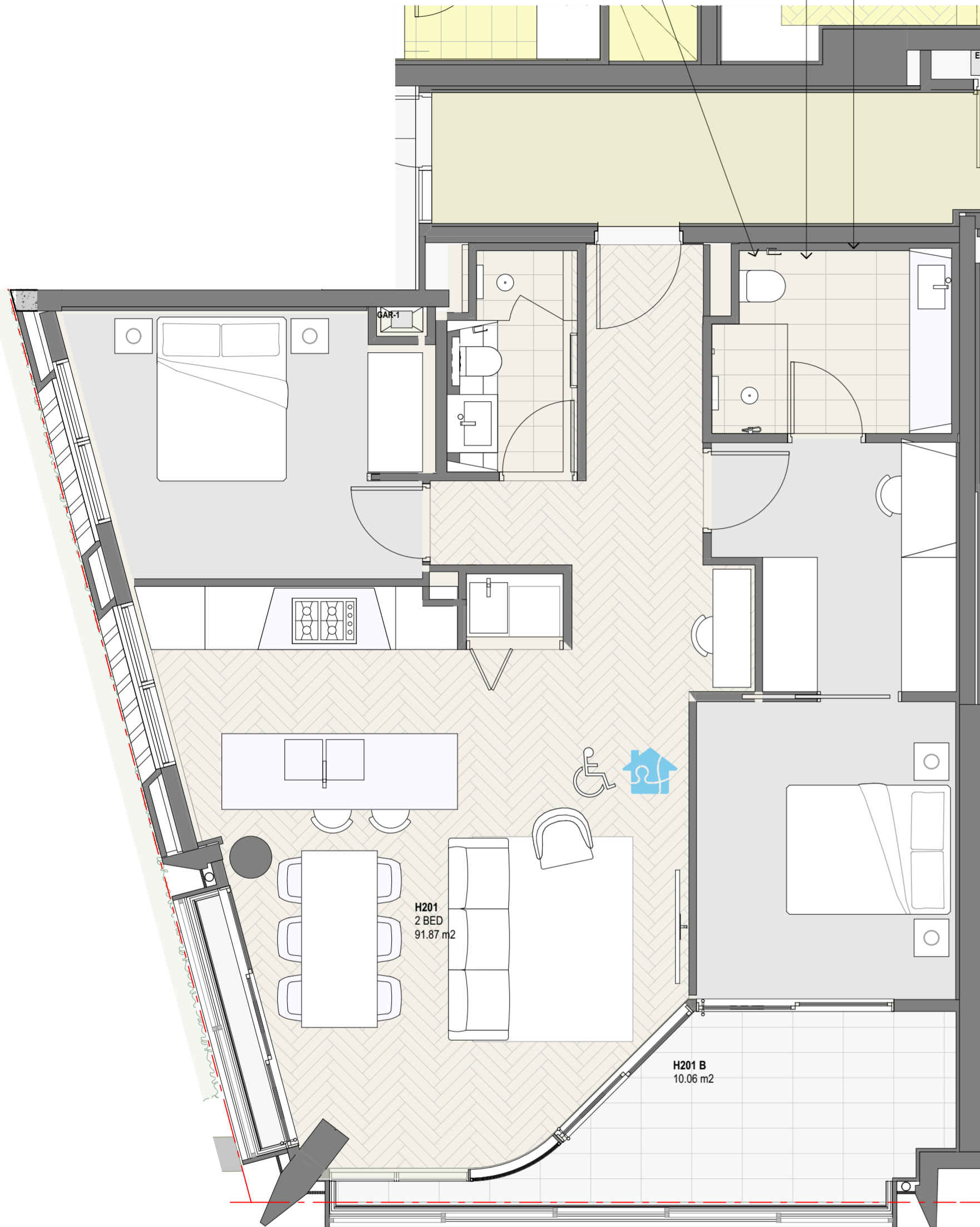




PROVIDE CAPPED OFF SERVICES FOR RELOCATION OF BASIN & SHOWER  
 ZONE FOR VISITABLE WC 900 x 1200mm  
 REINFORCEMENT OF BATHROOM & TOILET WALLS

MOVE STUD WALL  
 WALL EXTENDED 200 TO SUPPORT GRAB RAIL  
 WIDEN DOOR EGRESS & CHANGE SWING DIRECTION

ISLAND KITCHEN BENCHTOP TO BE RELOCATED IN ADAPTABLE MODE



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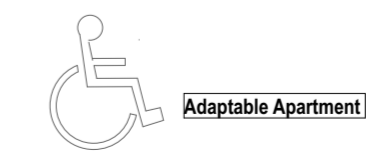
**1** PLAN 2 BED - Pre-Adapted Layout  
1:50

**2** PLAN 2 BED - Post-Adapted Layout  
1:50

REMOVE STUD WALL & SLIDING DOOR  
 RECONFIGURE WARDROBE & REMOVE DRESSER

Units H201, H301

A2



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 Lot 1 in DP 777033  
 The Rocks NSW 2000

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**Adaptable and Livable Housing Guide**

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project code GA85H sheet no. DA-2032 revision A6





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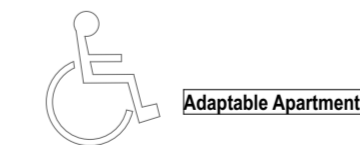
rev	date	name	by	chk



**1** PLAN Penthouses - Livable Only Apartments  
1:100

Unit H701, H702

ZONE FOR VISITABLE WC  
900 x 1200mm



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project  
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Lot 1 in DP 777033  
The Rocks NSW 2000

title  
**Plans**  
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project code GA85H sheet no. DA-2033 revision A6





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LOBBY
COMMERCIAL
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INDICATES BUILDING OUTLINE "AS APPROVED"

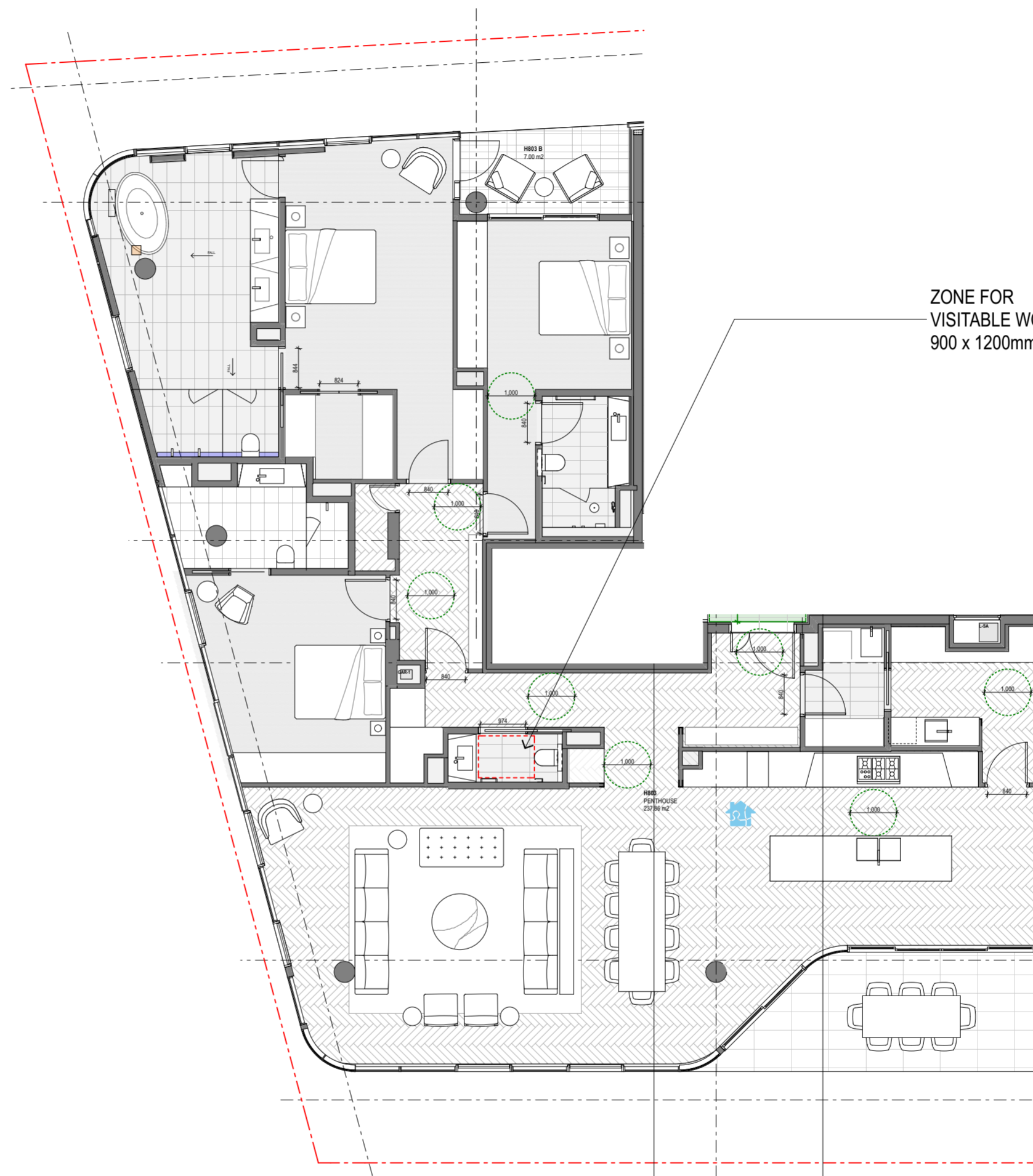
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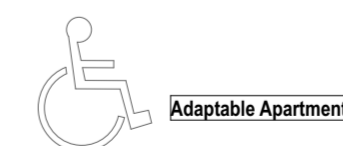


**1** PLAN Penthouse H703 - Livable Only Apartments  
1:100



**2** PLAN Penthouse H803 - Livable Only Apartments  
1:100

Unit H703, H803



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project  
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Lot 1 in DP 777033  
The Rocks NSW 2000

title  
**Plans**  
**Adaptable and Livable Housing Guide**

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

project code GA85H sheet no. DA-2034 revision A6





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Legend

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

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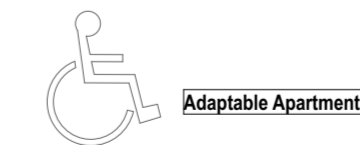
rev	date	name	by	chk



**1** PLAN Penthouses - Livable Only Apartments  
1:100

Unit H801, H802

ZONE FOR VISITABLE WC  
900 x 1200mm



A2

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Lot 1 in DP 777033  
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project code GA85H sheet no. DA-2035 revision A6





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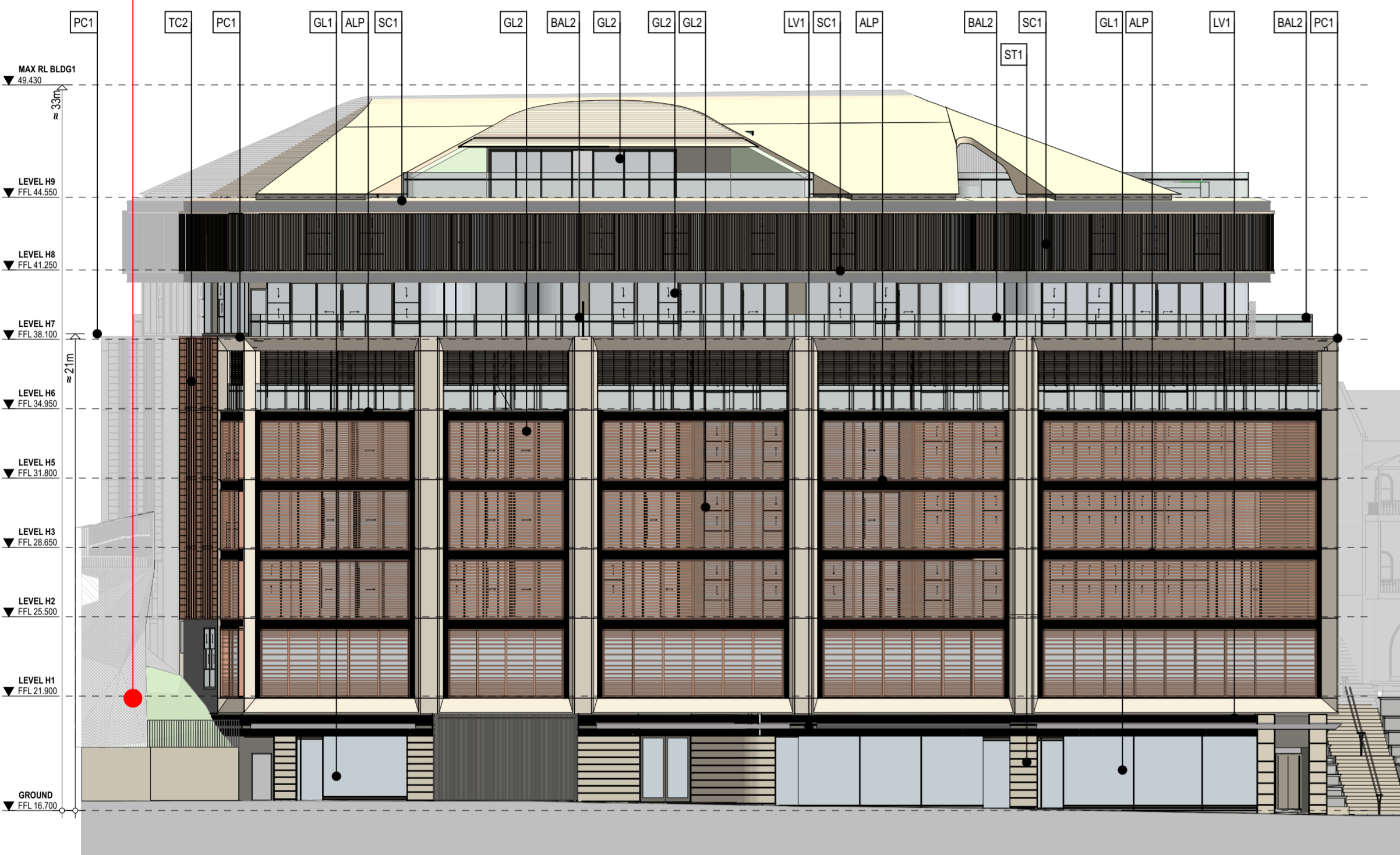
project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Elevations**  
**Outer East Elevation (Harrington Street)**

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

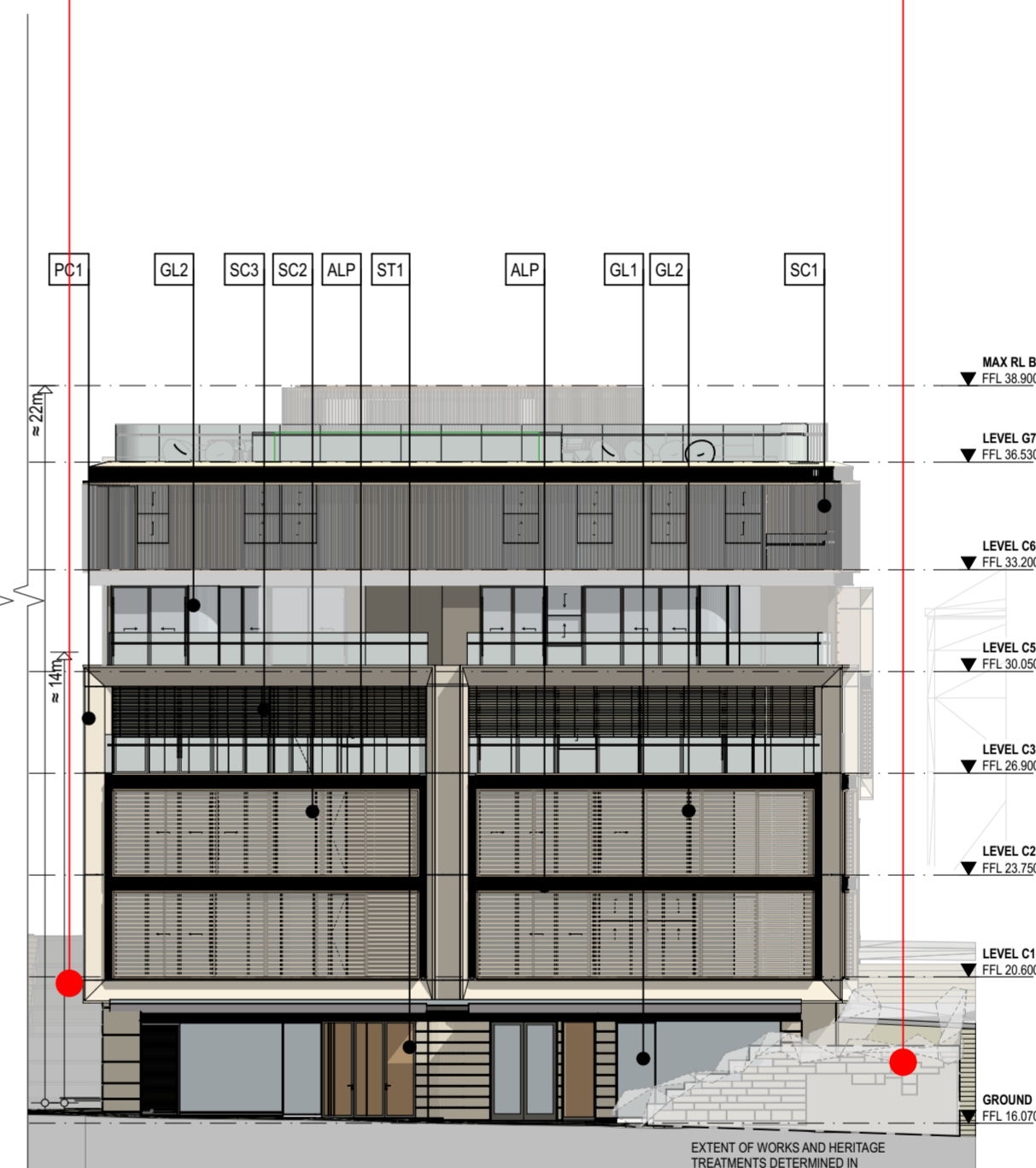
project code GA85H sheet no. DA-3001 revision A6

G(ii)  
 MINOR DESIGN CHANGES TO RETAIL FRONTAGE.



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

G(ii)  
 MINOR DESIGN CHANGES TO RETAIL FRONTAGE.



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

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

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





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L3(iii)  
CHANGES TO  
FLOOR  
STRUCTURE.

L3(iii)  
MINOR DESIGN CHANGES TO FRONT ENTRANCES  
OF TOWNHOUSES TO PROVIDE A GREATER  
DESIGN AMENITY TO LIVING ROOMS



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

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

INDICATES CHANGES FORMING THIS APPLICATION

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project  
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Lot 1 in DP 777033  
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title  
**Elevations**  
**Outer West Elevation (Gloucester Street)**

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

project code	sheet no.	revision
<b>GA85H</b>	<b>DA-3002</b>	<b>A6</b>





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



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

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project  
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title  
**Elevations**  
**Outer North / South Elevations**

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

project code GA85H sheet no. DA-3003 revision A6





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- TC4 Terracotta Cladding 4
- RF1 Rendered Finish 1

  INDICATES BUILDING OUTLINE "AS APPROVED"

  INDICATES CHANGES FORMING THIS APPLICATION

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rev	date	name	by	chk

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

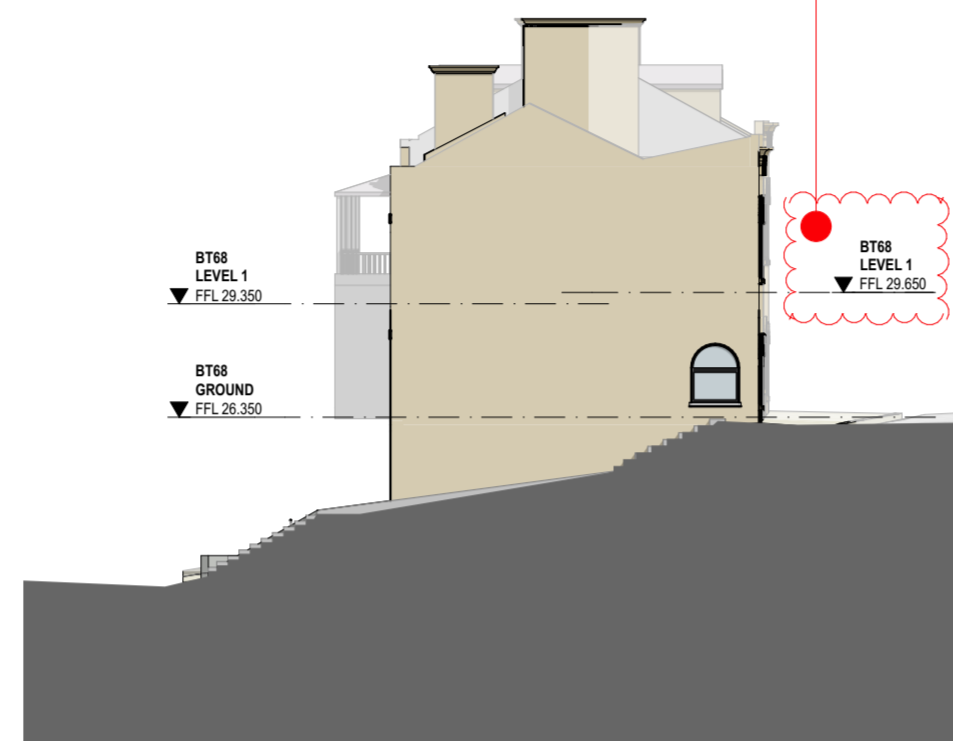
title  
**Elevations**  
**Outer Cambridge Place Elevations**

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

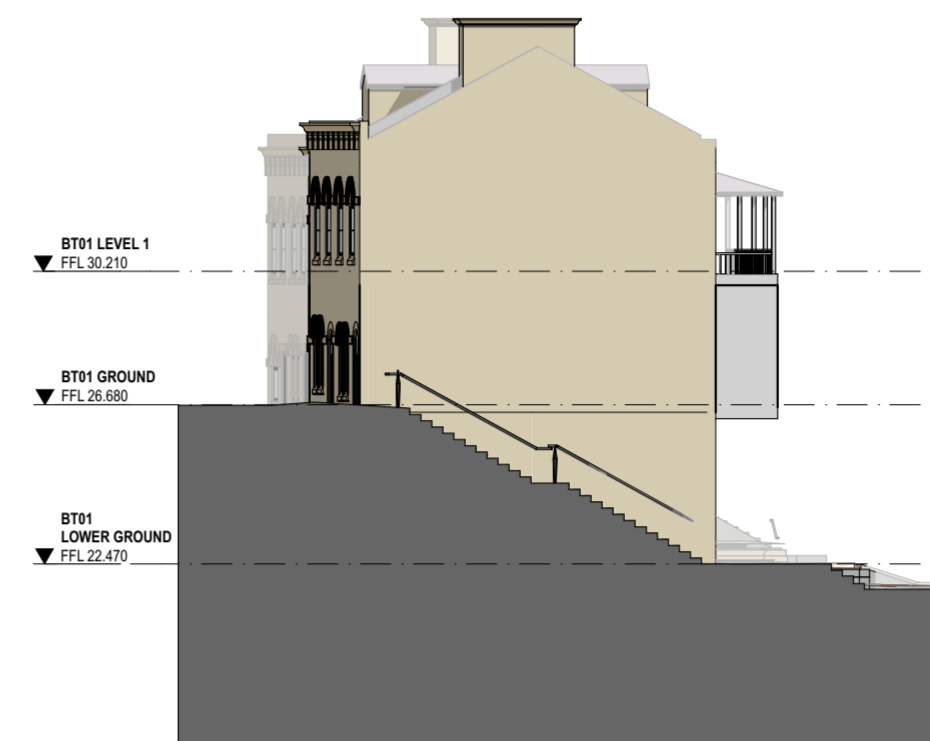
project code GA85H sheet no. DA-3004 revision A6



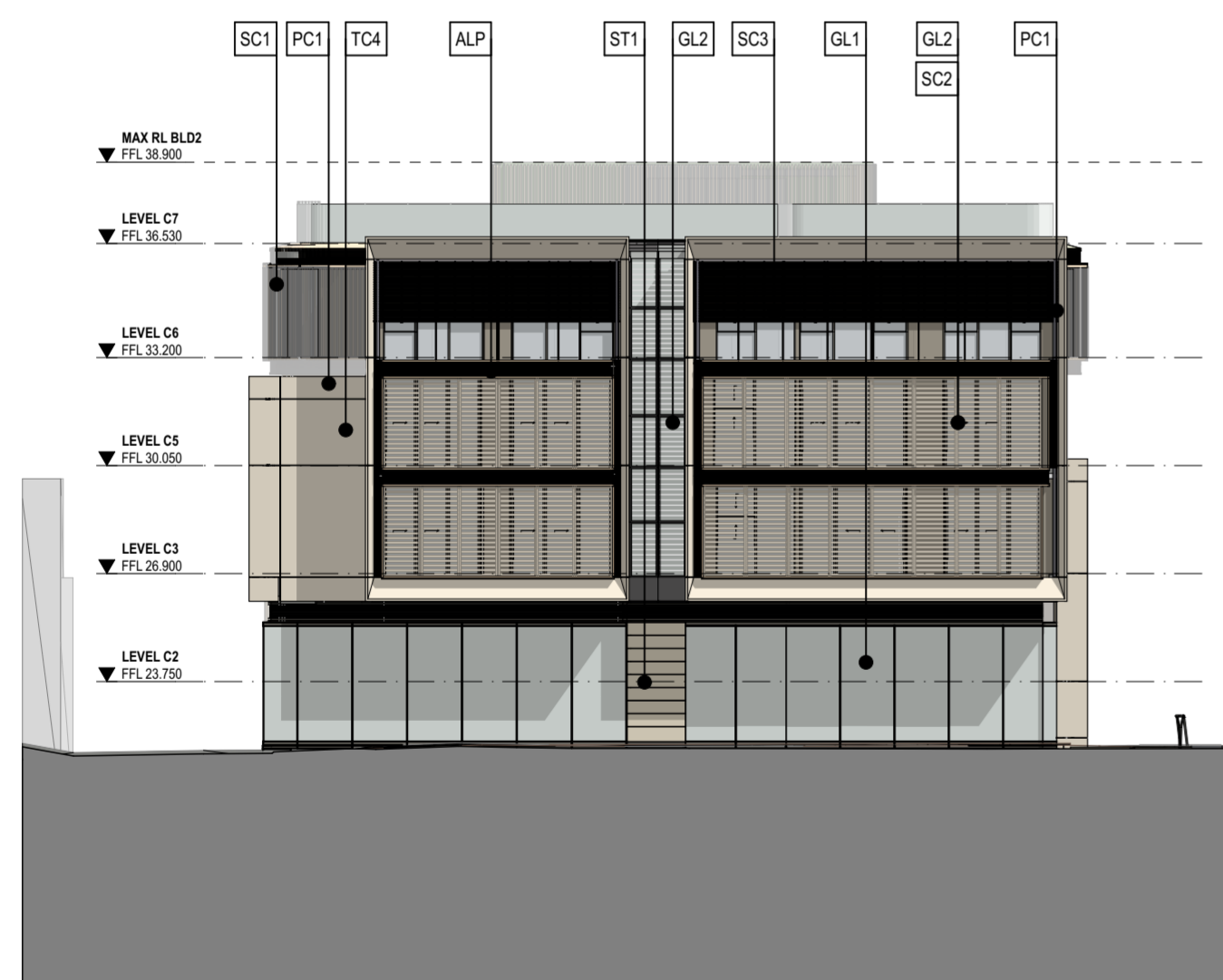
**1** ELEVATION East Elevation Outer  
 1:200 Bakers Terrace



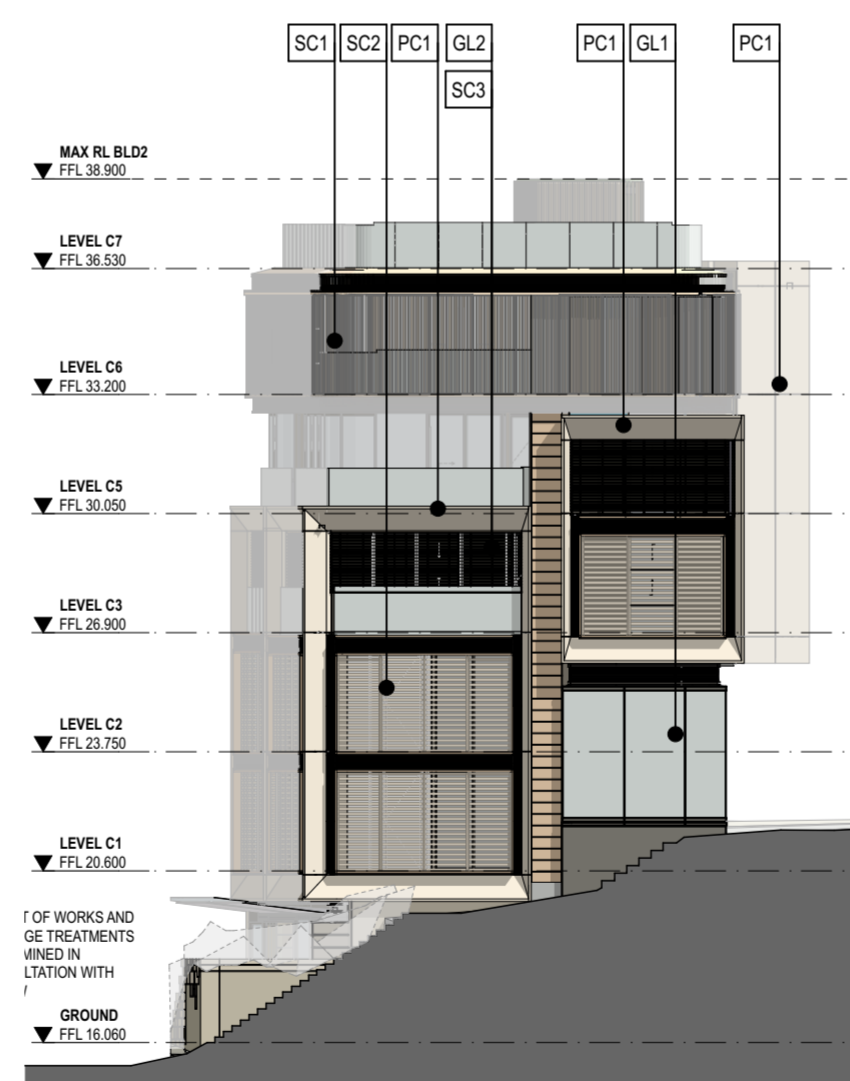
**2** ELEVATION North Elevation Outer  
 1:200 Bakers Terrace



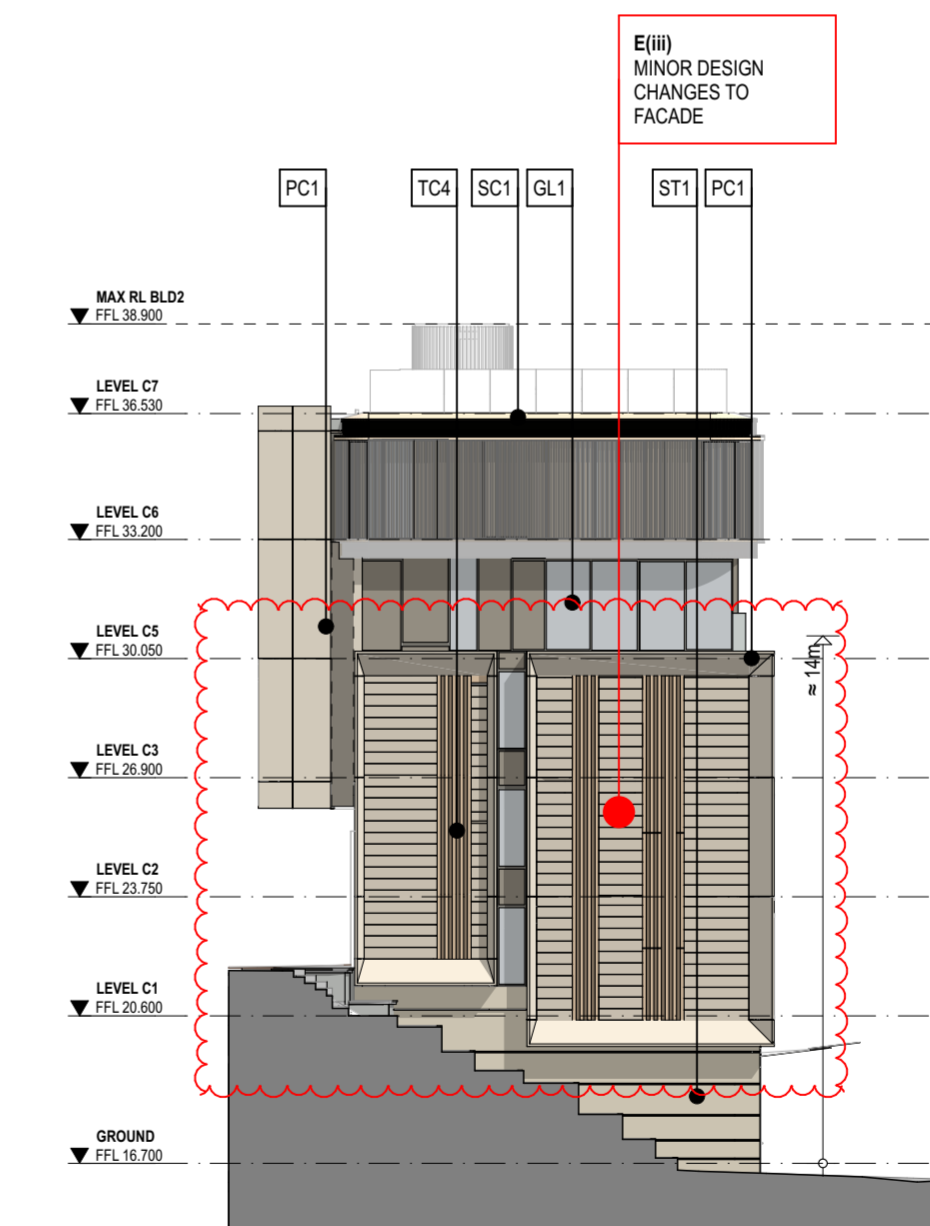
**3** ELEVATION South Elevation Outer  
 1:200 Bakers Terrace



**4** ELEVATION West Elevation Outer  
 1:200 Block 2



**5** ELEVATION North Elevation Outer  
 1:200 Block 2



**6** ELEVATION South Elevation Outer  
 1:200 Block 2

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





- 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
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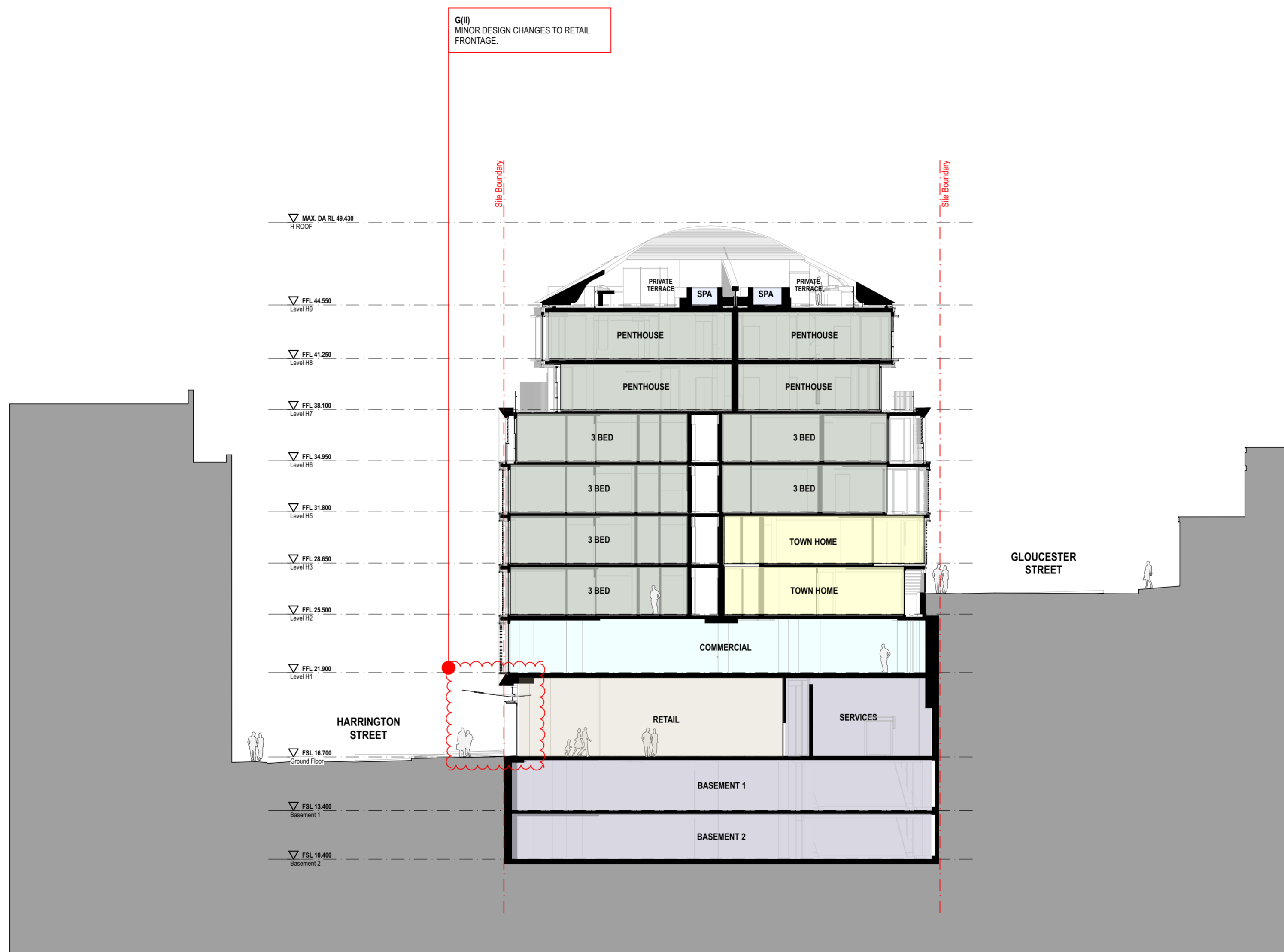


project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Sections**  
**Block 1 North Cross Section**

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

project code GA85H sheet no. DA-4101 revision A6



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

**1** SECTION Block 1 North Cross Section  
 1:200





- GENERAL NOTES**
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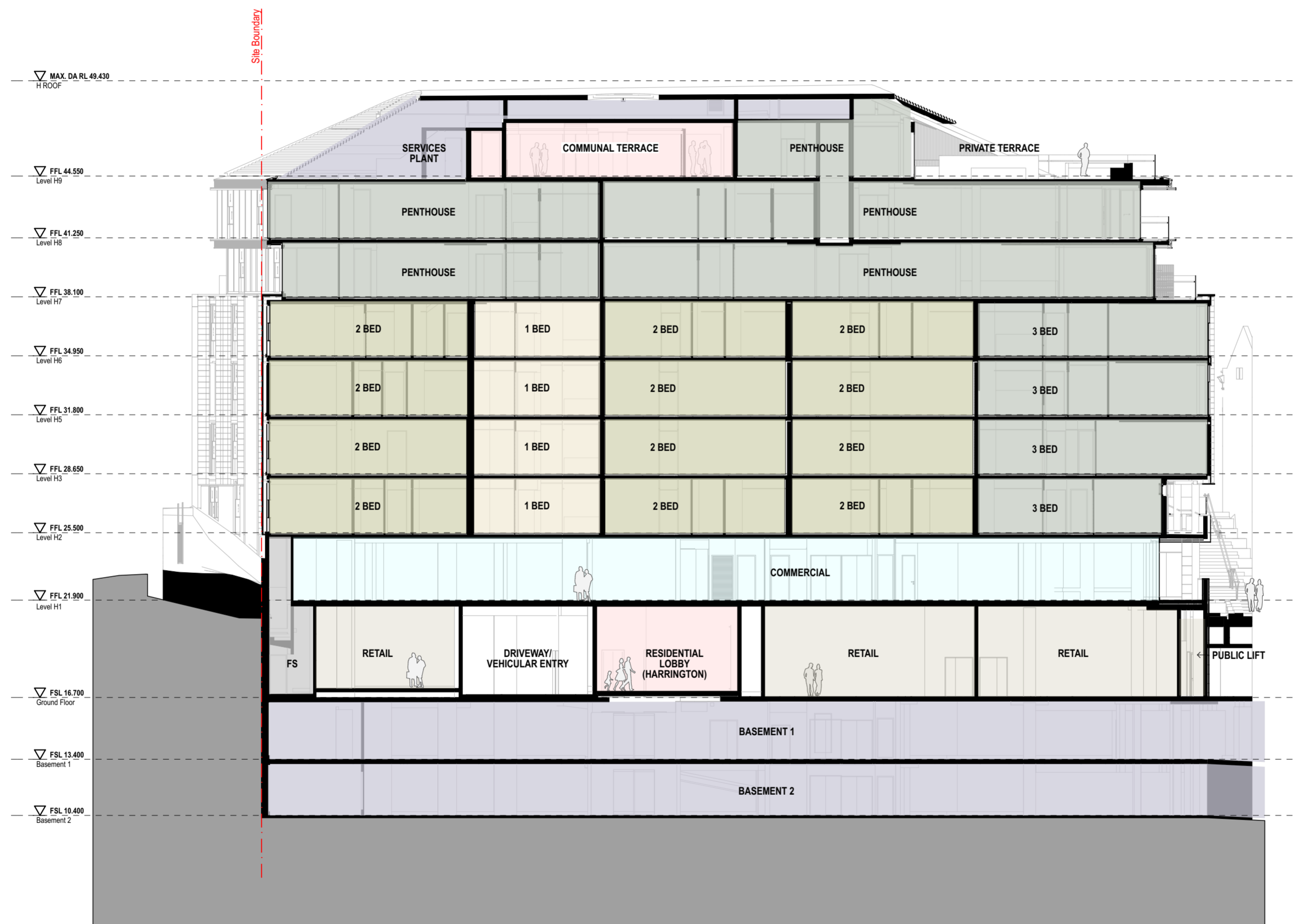


project  
**85 Harrington Street & 68-72 Gloucester Street**  
 Lot 1 in DP 777033  
 The Rocks NSW 2000

title  
**Sections**  
**Block 1 Longitudinal Section**

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

project code GA85H sheet no. DA-4102 revision A6



**1** SECTION Block 1 Longitudinal Section  
 1:200

A2

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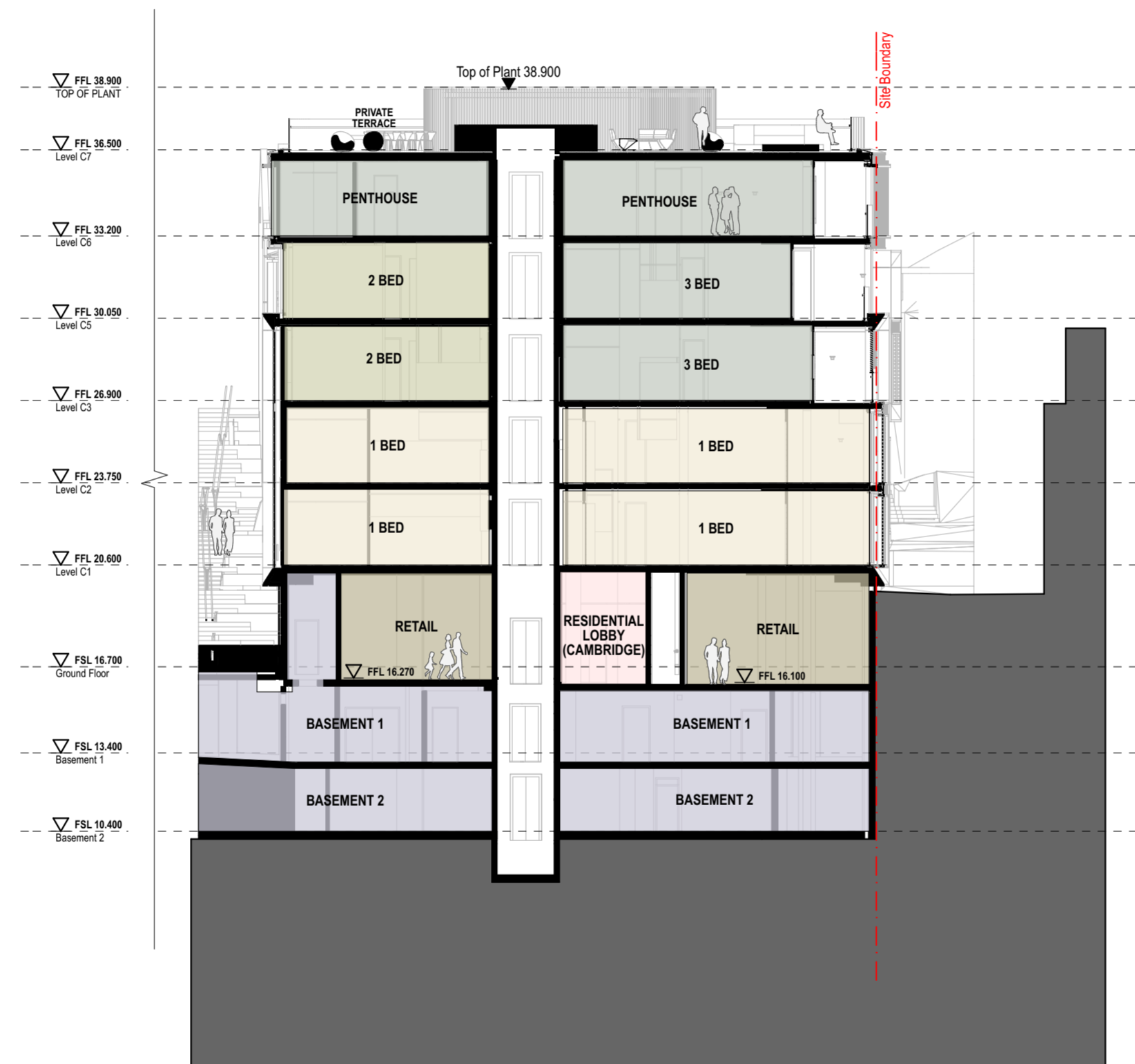
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rev	date	name	by	chk



**1** SECTION Block 2 - Longitudinal Section  
1:200

A2

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

title  
**Sections**  
**Block 2 Longitudinal Section**

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

project code GA85H sheet no. DA-4150 revision A6



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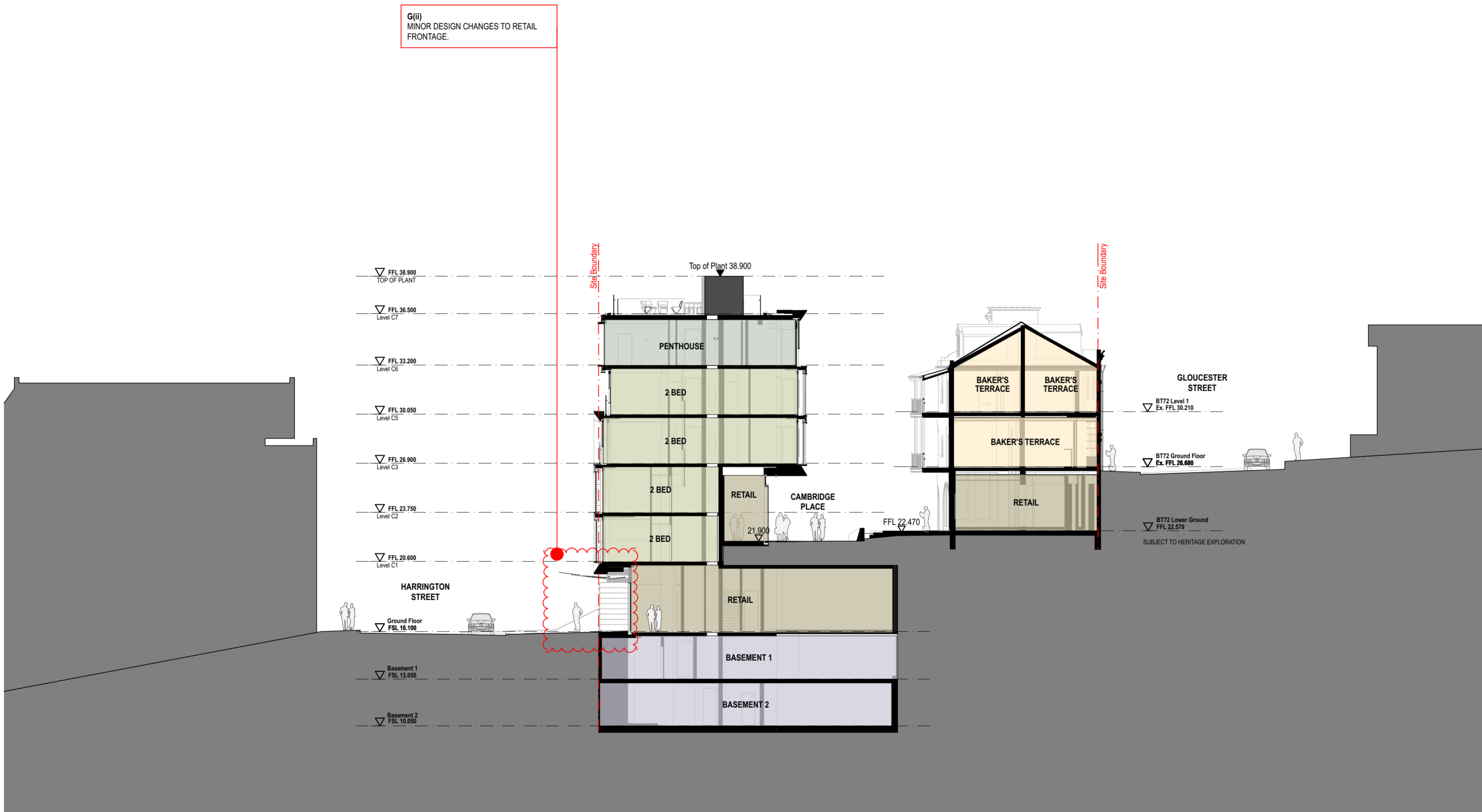


project  
**85 Harrington Street & 68-72 Gloucester Street**  
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 The Rocks NSW 2000

title  
**Sections**  
**Block 2 & Baker's Terrace Cross Section**

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

project code	sheet no.	revision
<b>GA85H</b>	<b>DA-4151</b>	<b>A6</b>



**1** SECTION Block 2 & Bakers Terrace Cross Section  
 1:200

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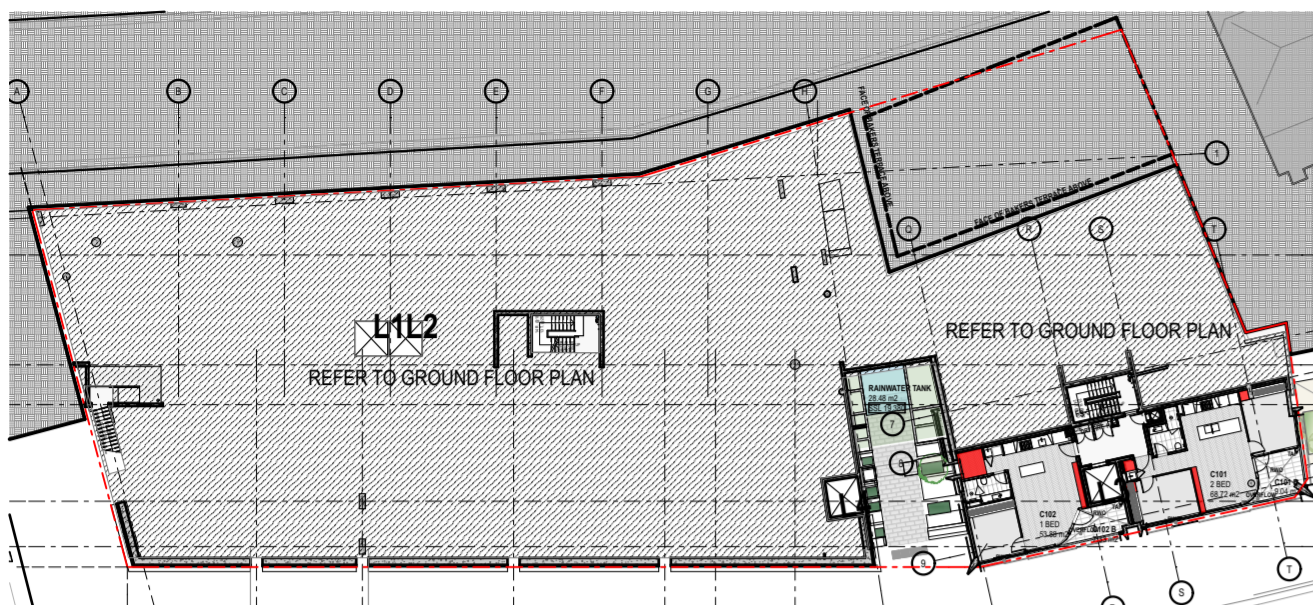


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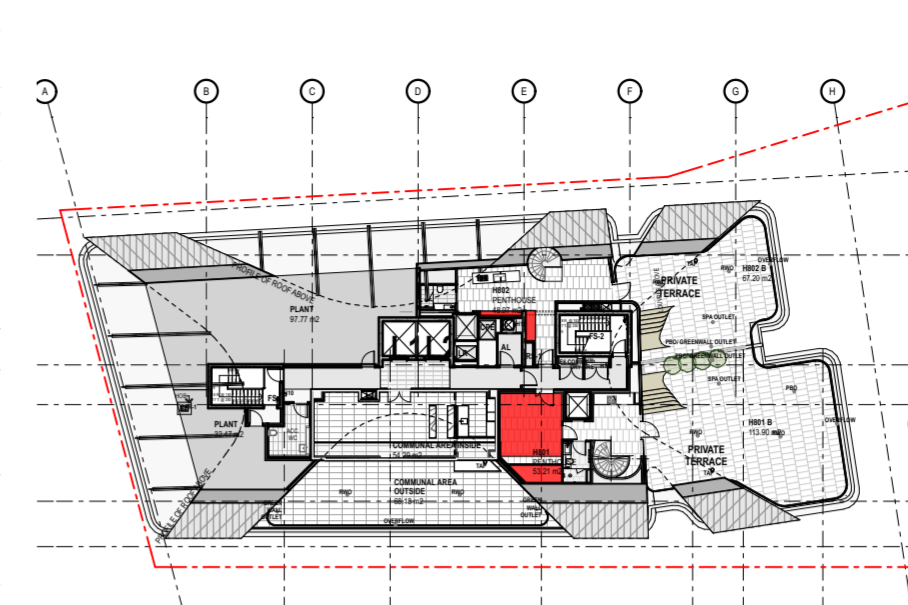
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1 PLAN Level C1  
1:500



5 PLAN Level H5 - C6  
1:500



9 PLAN Level H9  
1:500



2 PLAN Level H1 - C2  
1:500



6 PLAN Level H6 - C7  
1:500



3 PLAN Level H2 - C3  
1:500



7 PLAN Level H7 - C8  
1:500



4 PLAN Level H3 - C5  
1:500



8 PLAN Level H8  
1:500

**Objective 4G-1**  
 Adequate, well designed storage is provided in each apartment

**Design criteria**

1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio apartments	4m <sup>3</sup>
1 bedroom apartments	6m <sup>3</sup>
2 bedroom apartments	8m <sup>3</sup>
3+ bedroom apartments	10m <sup>3</sup>

At least 50% of the required storage is to be located within the apartment

**Design guidance**

Storage is accessible from either circulation or living areas

Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street

Left over space such as under stairs is used for storage

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project  
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 The Rocks NSW 2000

title  
**Diagrams**  
**Storage Diagram**

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

project code GA85H sheet no. DA-5004 revision A6

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

COMPLIANCE ACHIEVED? YES

TO BE READ IN CONJUNCTION WITH 94000 STORAGE SCHEDULE



# Condition B2(a)

**Condition Description:**

Prior to the issue of any Construction Certificate, the following amended architectural plans / elevations and documentation shall be prepared for review and approved by the Secretary:

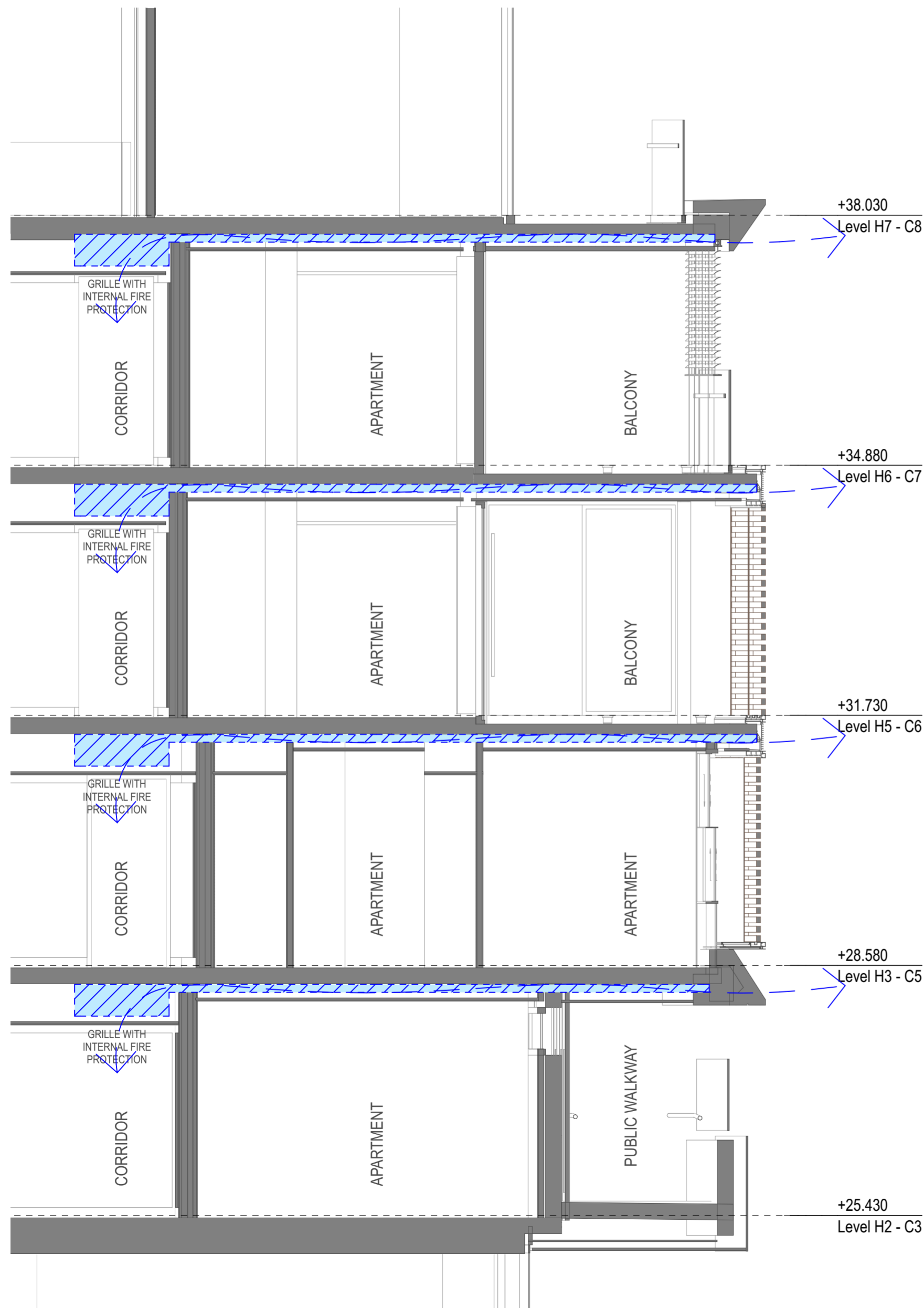
(a) a plenum, as shown indicatively on drawing DA-4200, shall be provided on levels 2, 3, 4 and 5 at the northern end of the communal corridor of Building 1;



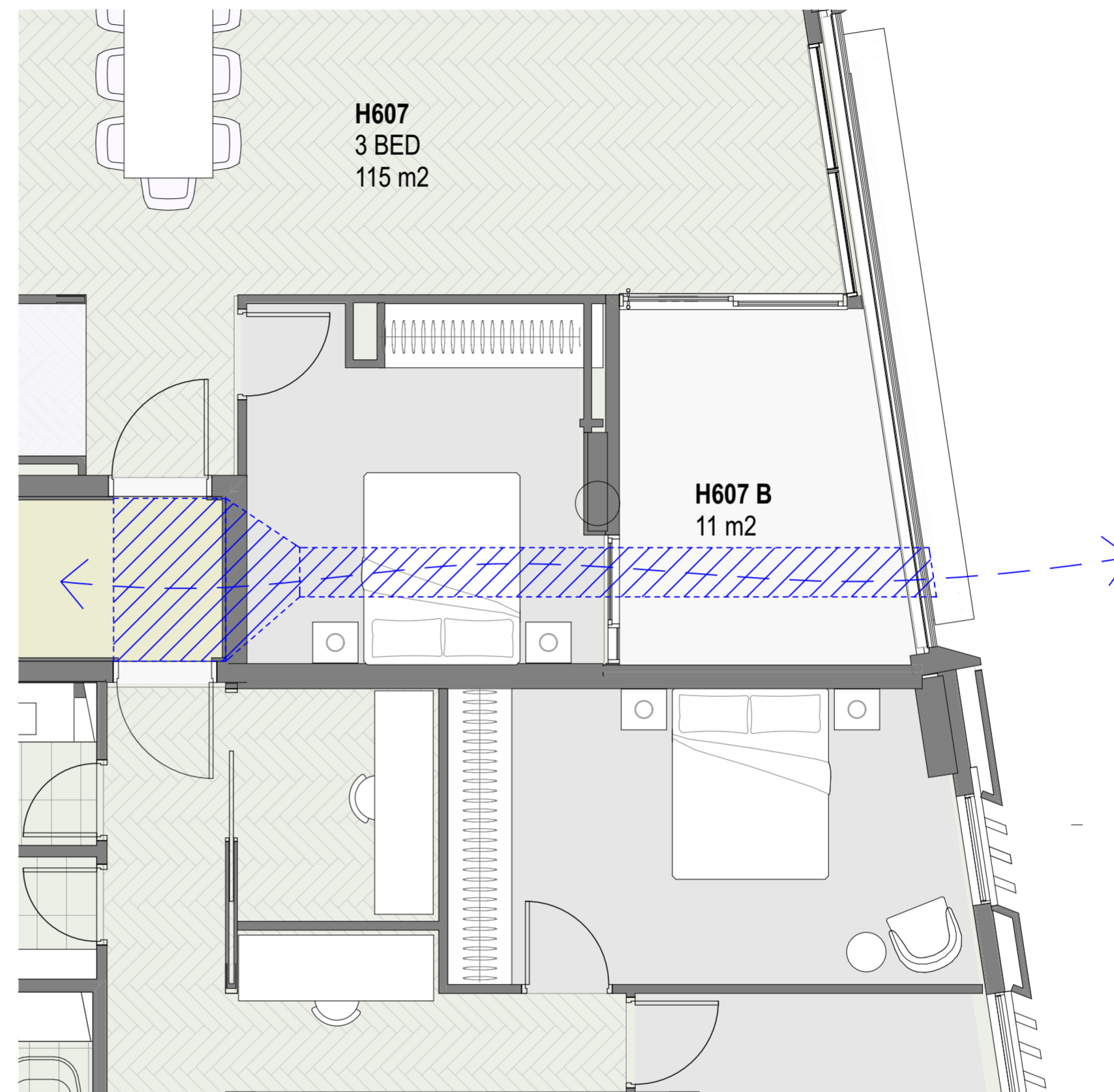
**GENERAL NOTES**

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legend



**4** SECTION Bldg1 Plenum  
1:50



**2** PLAN Level H6-C7 Indicative Plan showing Plenum  
1:50

INDICATES BUILDING OUTLINE "AS APPROVED"

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title  
**Section4.55 Additional Drawings**  
**Condition B2(a)**

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

project code GA85H sheet no. DA-9900 revision A6



# Condition B2(b)

## Condition Description:

Prior to the issue of any Construction Certificate, the following amended architectural plans / elevations and documentation shall be prepared for review and approved by the Secretary:  
 (b) a revised Level 1 Floor Plan (drawing number DA-2002) detailing the retention of all other fabric (basement walls) that has been assigned a significance grading of 'High' and 'Exceptional' in the basement of the Bakers Terraces as indicated in the Conservation Management Plan, Bakers Terrace, 66-68 & 70-72 Gloucester Street, The Rocks, prepared by Urbis, dated January 2016; and

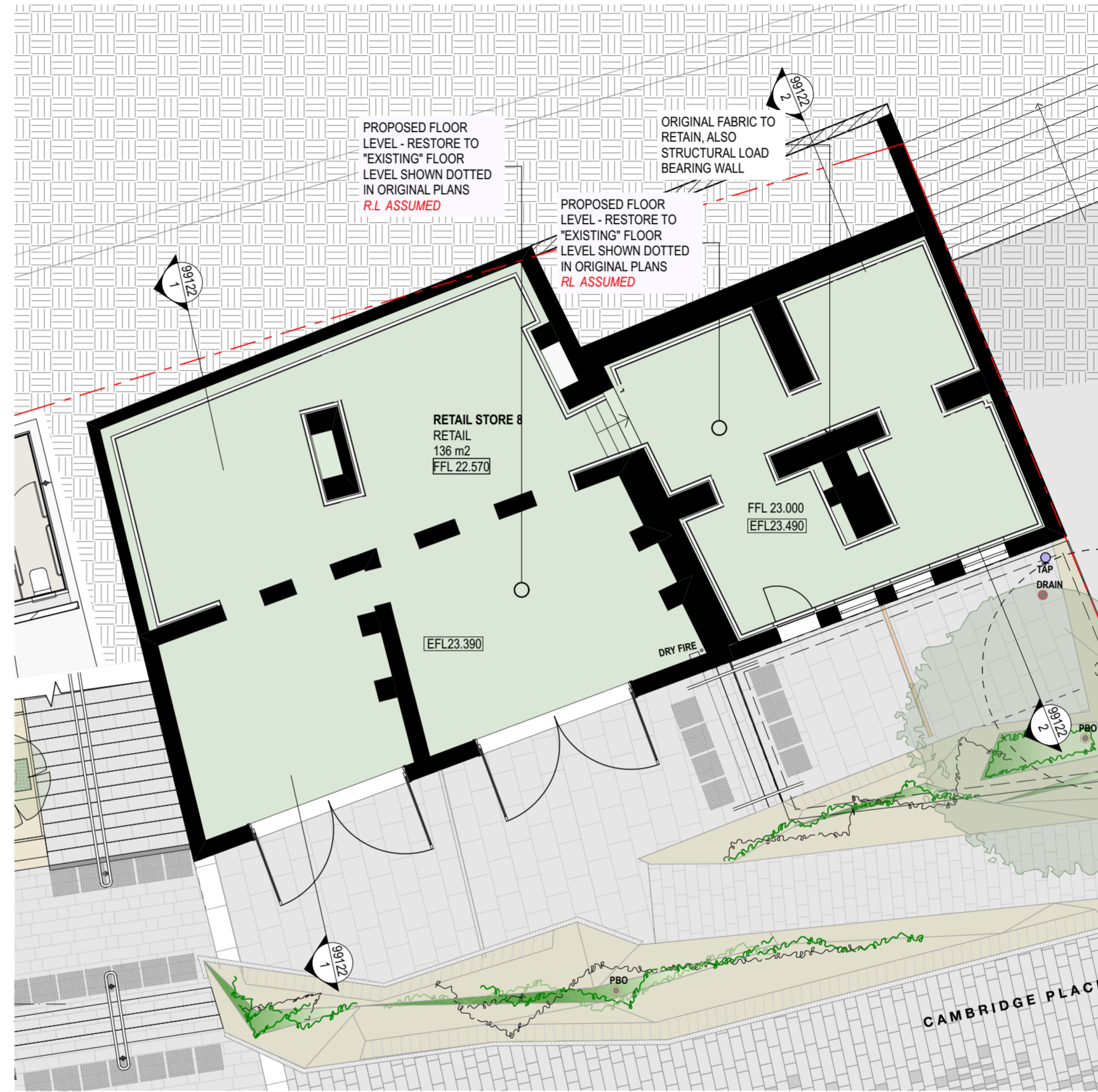
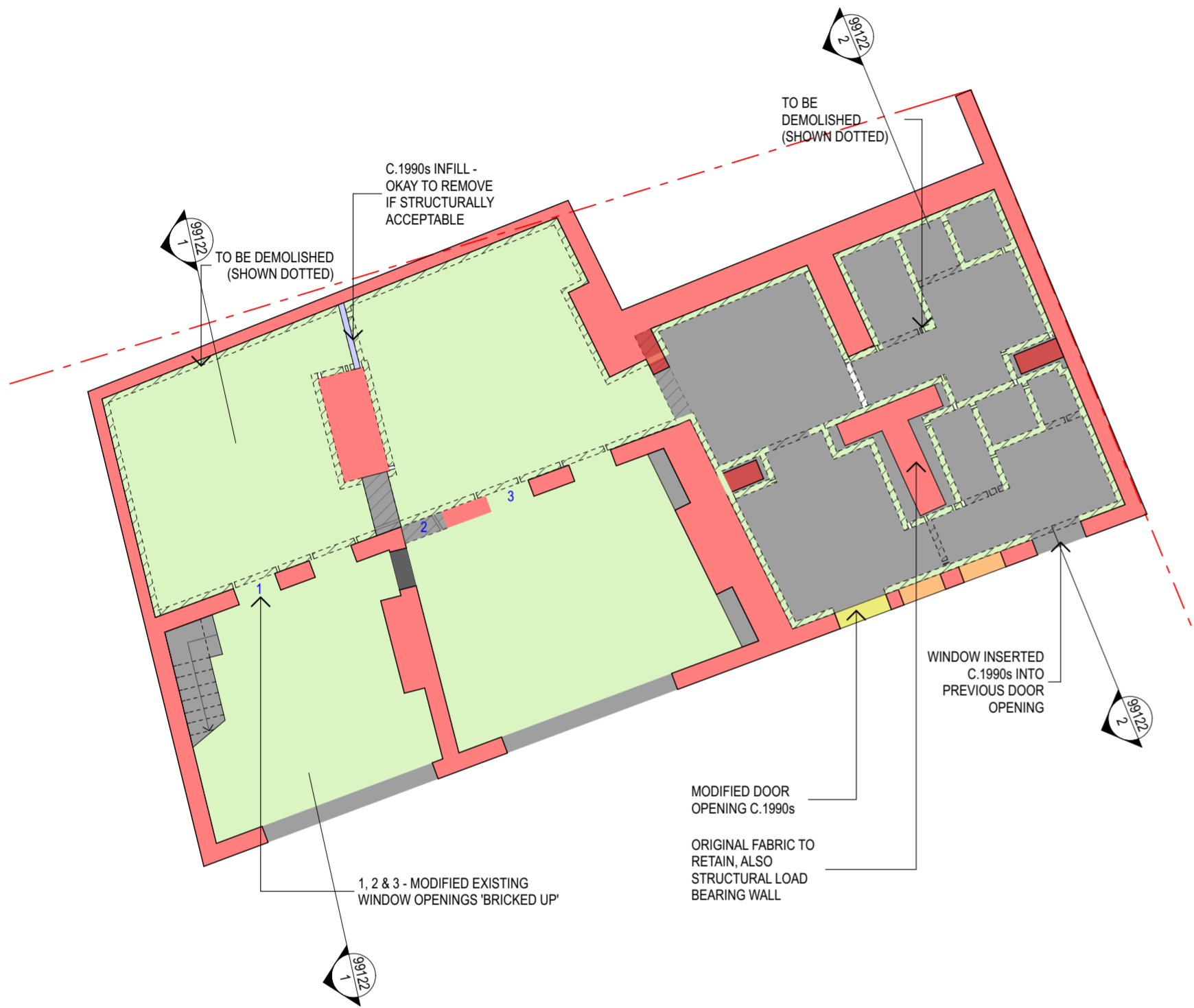
## Amendment/Comment:

Condition B2(b) satisfied.  
 All fabric that has been assigned a significance grading of "high" and/or "exceptional" in the basement of the bakers terrace, as outlined in the CMP prepared by URBIS will be retained. FJMT and Time and Place are working closely with PMNSW strategic planning and heritage division to satisfy the land owners consent and ensure the ongoing retention of all heritage fabric. The below illustrates compliance of the SSD conditions - Approvals outside the scope of this condition not assessable under this submission



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legend



### Heritage Grades Of Significance

- Exceptional
- High
- Moderate
- Little
- Neutral
- Intrusive

### Minor Works Legend

- Existing/Retained - N/A to s.57 application
- To Be Demolished
- To Be Excavated

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title  
**Section4.55 Additional Drawings**  
**Condition B2(b)**

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

project code GA85H sheet no. DA-9901 revision A6

# Condition B2(c)

**Condition Description:**  
 Prior to the issue of any Construction Certificate, the following amended architectural plans / elevations and documentation shall be prepared for review and approved by the Secretary:  
 (c) revised basement level floorplans illustrating a maximum of 53 car parking spaces consistent with the requirements of Condition B29. The plans must include details of alternative uses for the area of the deleted car parking spaces.

**Amendment/Comment:**  
 Comment as Required



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legend



**AMENDED CAR PARKING RATES**

**B2 TOTAL CAR PARKING SPACES 29**

- INCLUDING
- 29 RESIDENTIAL SPACES
  - 0 ACCESSIBLE (INCLUSIVE)

**OTHER**

- 5 MOTORBIKE SPACES
- 29 BICYCLE SPACES (IN INDIVIDUAL RESIDENTIAL STORAGE CAGES)

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A3	04/04/2018	S4.55(1A) Submission	DN	AH
A2	04/04/2018	S4.55(1A) Coordination Package	DN	AH
A1	03/04/2018	S4.55(1A) Coordination Package	DN	AH

rev	date	name	by	chk

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



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

title  
**Section 4.55 Additional Drawings**  
**Condition B2(c) Page 1/2**

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

project code GA85H sheet no. DA-9902 revision A6



# Condition B2(c)

**Condition Description:**

Prior to the issue of any Construction Certificate, the following amended architectural plans / elevations and documentation shall be prepared for review and approved by the Secretary:  
 (c) revised basement level floorplans illustrating a maximum of 53 car parking spaces consistent with the requirements of Condition B29. The plans must include details of alternative uses for the area of the deleted car parking spaces.

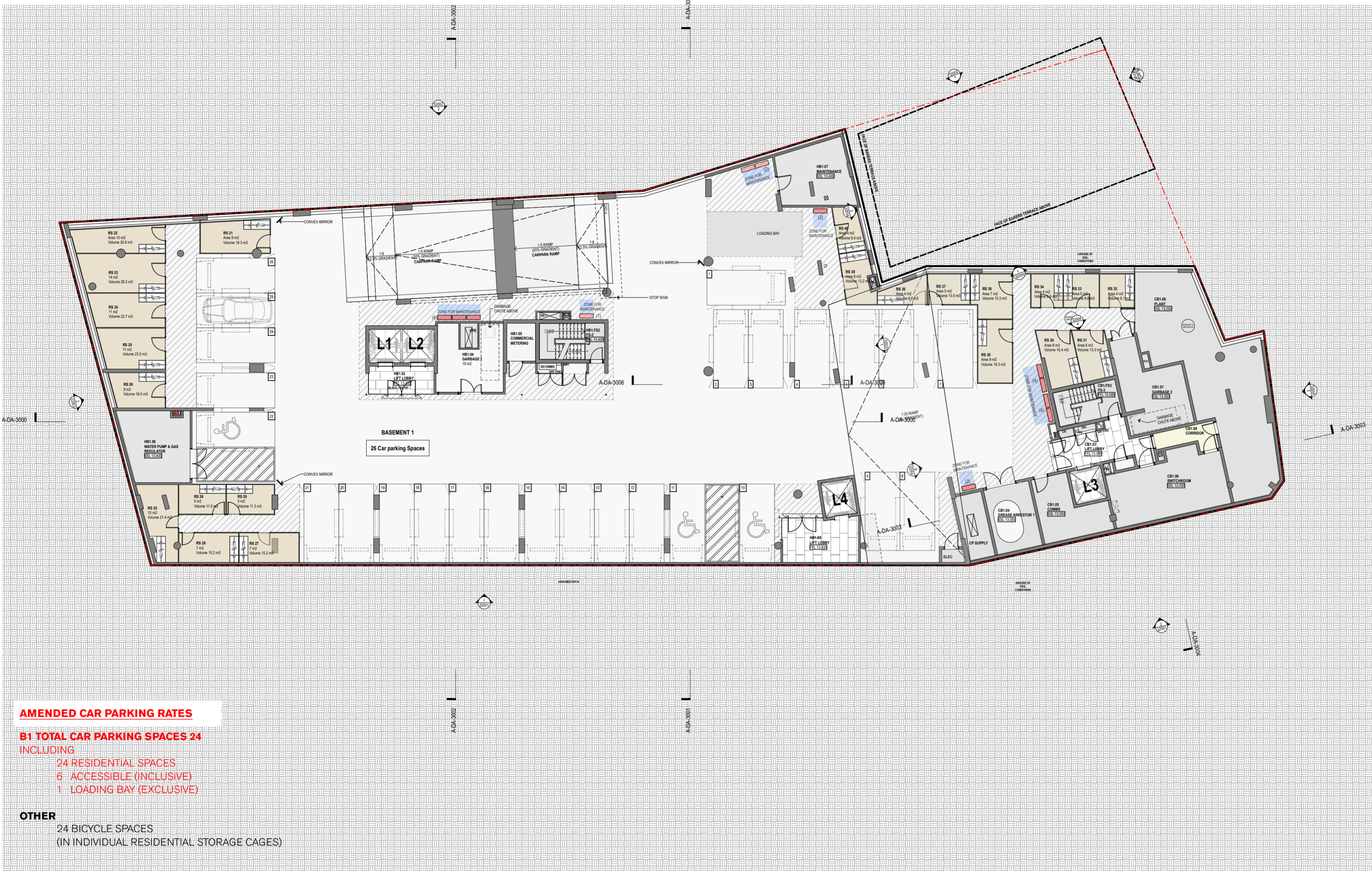
**Amendment/Comment:**

Comment as Required



- 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



**AMENDED CAR PARKING RATES**

**B1 TOTAL CAR PARKING SPACES 24**  
 INCLUDING  
 24 RESIDENTIAL SPACES  
 6 ACCESSIBLE (INCLUSIVE)  
 1 LOADING BAY (EXCLUSIVE)

**OTHER**  
 24 BICYCLE SPACES  
 (IN INDIVIDUAL RESIDENTIAL STORAGE CAGES)

INDICATES BUILDING OUTLINE "AS APPROVED"

INDICATES CHANGES FORMING THIS APPLICATION

A6	13/12/2018	S4.55 Revised Submission	DN	SH
A5	20/11/2018	S4.55 Submission	DN	SH
U	05/11/2018	S4.55 Submission Draft	DN	SH
A4	11/05/2018	S4.55(1A) Submission	DN	AH
A3	04/04/2018	S4.55(1A) Submission	DN	AH
A2	04/04/2018	S4.55(1A) Coordination Package	DN	AH
A1	03/04/2018	S4.55(1A) Coordination Package	DN	AH

rev	date	name	by	chk
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 sydney melbourne uk  
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**Condition B2(c) Page2/2**

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

project code GA85H sheet no. DA-9903 revision A6