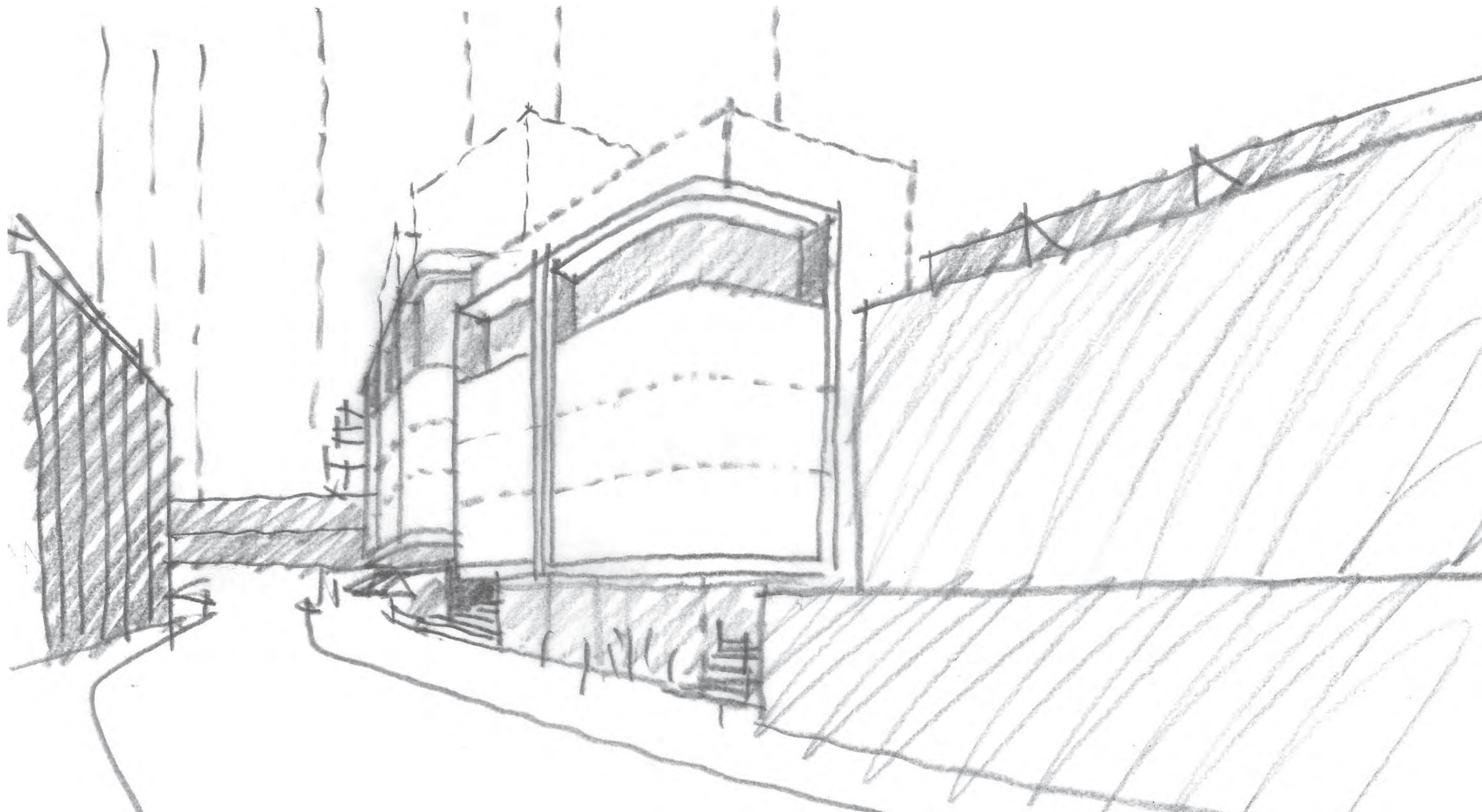




85 Harrington St, The Rocks
Architectural Design Report

Golden Age | Hannas

fjmt

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sydney Level 5, 70 King Street, Sydney NSW 2000 Australia **t** +61 2 9251 7077
melbourne Level 2, 56 Hardware Lane, Melbourne VIC 3000 Australia **t** +61 3 9604 2500
oxford Belsyre Court, 57 Woodstock Road, Oxford OX2 6HJ United Kingdom **t** +44 1865 29 2042
london 42–43 Upper Berkeley Street, London W1H 5PW United Kingdom **t** +44 2037 52 6762

w fjmtstudio.com

Francis-Jones Morehen Thorp Pty Ltd ABN 28 101 197 219
Nominated architect Richard Francis-Jones ARBNSW 5301
Registered architect Richard Francis-Jones
Francis-Jones Morehen Thorp Ltd Company no 7384142 ARB 078103G

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1.0 Executive Summary

1.1 Introduction

75-85 Harrington Street Mixed Use Development

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Application follows the issue of the Secretary's Environmental Assessment Requirements, SSD 7037, on 22 May 2015.

The Harrington Street site lies within The Rocks, one of Australia's most significant heritage precincts, is owned by the Sydney Foreshore Development Authority and leased by Golden Age and Hannas The Rocks Pty Ltd, the applicant. Development within the Rocks is controlled by a primary statutory document, the Sydney Cove Redevelopment Authority Scheme (SCRA).

Currently the site is occupied by a 1990's commercial office block with little to no engagement with the street or surrounding area. While in relatively good condition, its development has been detrimental to surrounding streetscapes and open spaces. The applicant wishes to demolish this building and provide a new precinct of mixed use buildings integrated into a vibrant public space which connects with and enhances existing street and pedestrian networks as well as creating opportunity for interpretation.

As owners of the land, SHFA has been consulted throughout the development of the design, with particular emphasis placed upon building use, massing and public benefit.

This DA seeks approval for a mixed use development within the The Rocks and associated public domain works. The DA has been prepared and structured to be consistent with the SEARS conditions.

The key aims of this Design Report are to:

- Describe the design process and the evolution of the design ensuring design excellence, creativity and public benefit are achieved
- Respond to the conditions of the SEARS
- Describe in detail the design of the building and design philosophy

1.2 Background

The site of this proposal has witnessed the waves of development which have occurred within The Rocks. Located between Harrington and Gloucester Streets, in close proximity to the Cahill Expressway, the land was subject to a number of realignments and changes. It is at this point that much of the permeability through The Rocks was lost. In the 1990's the current building, including deep excavation for carparking, was erected. The development encompassed the Bakers Terraces which were significantly altered at the level of Cambridge St to accommodate the new building levels within the commercial building. This created an abrupt termination of Cambridge Street with a raised courtyard and covered linkage to Harrington Street. The streetscapes of Harrington and Gloucester Streets were not improved or activated by the development.

Golden Age and Hannas The Rocks Pty Ltd purchased the lease of the building in September 2014. In October 2014 a competitive design process, involving four renowned architectural firms, was undertaken with a view to redeveloping the site as mixed use. The brief was for a primarily residential use building with significantly improved public domain and active retail frontage. Preliminary advice from SHFA and Urbis was included within the brief and is summarised below:

- redevelopment of the site should retain a publicly accessible through-site link
- any new through-site link must improve upon the existing alignment by providing a more direct and visible connection between George, Harrington and Gloucester Streets
- retain the Cumberland Steps link, of heritage significance
- ensure the southern facade doesn't limit future opportunities to create a publicly accessible pedestrian connection / stairway between Gloucester Street and Harrington Street between this site and the Cahill Expressway
- the desired outcome is to allow pedestrians to find their way intuitively by creating a sequence of legible, safe and inviting connections between George St and Cumberland Street via Globe Street up to Harrington Street, through the site and onwards.

During the development of the design, SHFA expressed a strong preference for the inclusion of commercial use on the site, reflecting their policy of encouraging employment in the region and consequently daytime activity. The scheme was amended to include 1/3 of the GFA as commercial, retail and neighbourhood fronting commercial. The purely commercial space was incorporated into a slim tower to the south.

1.3 Site Description

The Rocks stands as an area specifically governed by the Sydney Harbour Foreshore Authority (SHFA). Of national historical significance, this iconic precinct is directly North West of the Sydney CBD and is bounded by Circular Quay to the East and the Sydney Harbour Bridge to the North. The area is characterised by a diverse range of buildings of varied scale and use. Cottages abut merchant's houses, warehouses and inns. The primary street network of the Rocks incorporates strong North-South axes running parallel with the ridge, and smaller streets and pathways running perpendicularly. 85 Harrington Street is typical of this geometry bounded by North-South oriented Harrington and Gloucester Streets. The northern boundary is defined by Cumberland Stairs and the termination of Cambridge Street. The southern boundary is in close proximity to the Cahill Expressway (approximately 6.7m setback created by land held by SHFA and Transport NSW).

The area provides a diverse mix of historic, entertainment/recreational, retail/F&B, commercial and tourist businesses. The residential community has dwindled as government social housing has been sold but hotel and short stay use is increasing. The heritage character of The Rocks is prevalent throughout the precinct, displayed in its materiality, built form and urban fabric although insensitive development has introduced a number of larger, monolithic buildings, particularly along Harrington St.

The Harrington Street site is:

- described as Lot 1 of DP777033
- located centrally within the Rocks Area, with Circular Quay to the east and the Cahill Expressway to the South.
- bounded by parallel North-South streets, Harrington and Gloucester, with Cambridge Street intersecting with its Northern Boundary, an irregular rectangular shaped site occupies an area of approximately 2,100m²
- includes the state heritage register listed Bakers Terraces

1.4 Topography and Orientation

A rich and layered elevation to Circular Quay is created by the steeply sloping topography of The Rocks. The site rises by 3 storeys from east to west, with a mid block level at Cambridge Street between the Harrington and Gloucester Street levels. Generally the scale of surrounding buildings follows this slope other than some larger developments along the southern end of Harrington Street.

The long faces of the site face NW and SE with primary views of Circular Quay and the Opera House available from the SE orientation.

The northern portion of the site faces Cambridge Street and the original Cumberland Stairs, with views to the Harbour Bridge at higher level. The newly created Cumberland Place Courtyard provides amenity and pleasant views at the lower levels of the proposed building, and conversely the new building creates a composed termination of Cambridge Street including a new public open space.

The topography and multiple options for address create the opportunity to embrace the layered effect within The Rocks which creates a cohesive pattern of disparate parts.

1.5 Overview of Proposed Development.

The proposal relates to a SEARS, SSD 7037 issued on 22 May 2015, for a mixed use development and associated public domain works. It incorporates a mix of residential and non-residential uses, including a range of apartment typologies, commercial space, neighbourhood facing commercial, live/work, retail, and open space.

Integral to the proposal is a strong and integrated response to the public domain and extension of the existing pedestrian network into the site. A new broad pedestrian stair will extend from Globe Street to Gloucester Street offering clear wayfinding from Circular Quay to the ridge of The Rocks. The public domain proposal also offers an on grade extension of Cambridge Street into the site, reclaiming space around the Bakers Terraces and connecting the new stair's midpoint with a generous courtyard activated by food and beverage tenancies and retail, interpretive elements as well as offering a new public lift.

1.6 Development Snapshot

Site Area	2,110m ²
Area of new Cumberland Stair provided within the site	150m ²
24 accessible public lift and access paths serving Gloucester, Cambridge St and Harrington St.	72m ²
New On Grade Courtyard from Cambridge St	190sqm
Building Levels	10/6
Basement Levels	3
Total Gross Floor Area	Residential GFA - 6439m ² Commercial/Retail GFA - 1674m ²
Maximum Building Height	33.2m
Building Maximum RL to AHD	49.97 AHD
Total Apartments	64
Adaptable Apartments	8
Car Parking	95
Motor Bike Parking	8
Loading Dock Truck Bays	1
Service Parking Bays	0
Bicycle Parking Internal	Allocated to private storage
Bicycle Parking External	29

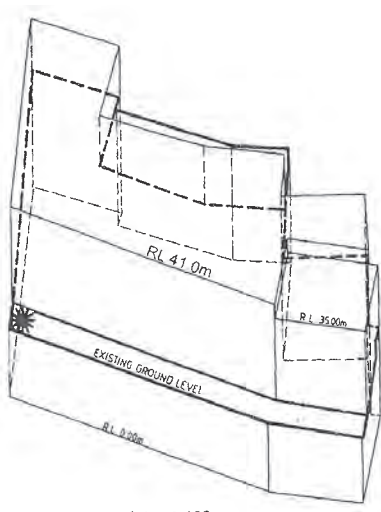
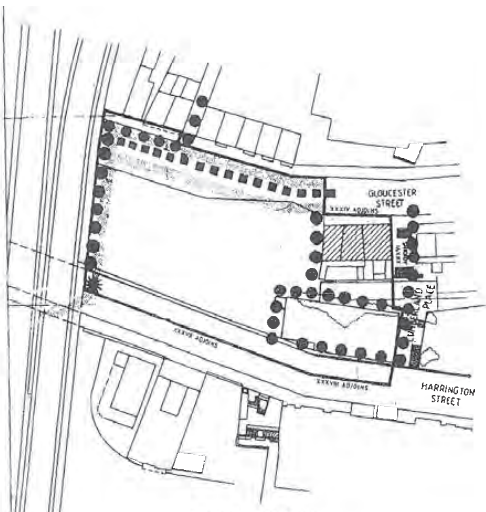


1.7 Statutory Controls

Development of the site is governed by the Sydney Cove Redevelopment Authority Scheme (SCRA), which refers to sites within The Rocks precinct.

The scheme divides the precinct into blocks in order to provide a detailed building envelope designated for each block. Currently, the SCRA envelope remains the primary control for the site, which is located within the XXXV Block.

This application seeks an amendment to the SCRA envelope which was created as a simplification of the current building's scale. The increased height has been rigorously studied through massing and view analysis and is supported by the independent View Impact Analysis submitted as part of this application.



2.0 Design Excellence

Residential projects are often the most detailed and fine-grained in nature. Multi-unit or apartment buildings require both an inventive and rigorous approach to the systems design that support the creation of living environments that offer great amenity, are sustainable, cost effective, provide a balance of enclosed and open space and importantly offer their occupants a sense of individuality, flexibility and design. Most importantly these projects are ultimately the creation of people's homes and communities.

2.1 The Architect

FJMT is proud of its reputation as an architectural leader and innovator. fjmt strives to produce buildings of high architectural quality and merit without compromising value for the client, the user or for the community. fjmt has received recognition for its work receiving the highest industry awards and its work is frequently published in national and international design magazines. Testimony to fjmt's success is the level of repeat work achieved from public clients where competitive tendering is mandatory.

FJMT's approach to architectural design is one of specificity: providing unique design solutions for each particular project. This approach requires careful analysis of the site (physical, environmental, historical, cultural, commercial and social), and of the brief (both functional and aspirational) and budget (time and cost). Superimposed onto this analysis is the quality and rigour of fjmt's design expertise across diverse building typologies and the innovation and creativity of the project team. From this overlaid process, unique design solutions emerge, which are subjected to critical review and refinement.

FJMT has won numerous design awards. The Scientia at the University of New South Wales won Australia's highest design and construction honours including the AIA's Sir Zelman Cowen Award for Public Architecture and Lloyd Rees Award for Excellence in Civic Design. The jury described the Scientia as "a major work of ceremonial architecture, [which] has transformed the UNSW campus and given it a remarkably poetic and emblematic focus. The Scientia is a rare, highly defined work whose language is international yet whose varying and changeable transparencies are both elegantly rational and pragmatically Australian."

In creating the new Headquarters of the Historic Houses Trust, fjmt were fortunate enough to receive both the Sir John Sulman Award for Architectural Excellence and the Francis Greenway Award for Conservation. This was the first time that both awards were awarded to the same project simultaneously. The jury described the project as "a gift to Sydney... an exemplary collaboration of minds and skills...". The project embraced and enhanced the site's archaeology to create one of the most intriguing and intimate spaces in the CBD.

FJMT's design for Darling Quarter, Sydney was undertaken in collaboration with Lend Lease Design and

is a true integration of urban design, architecture, and landscape architecture. fjmt sought to enhance the joy and beauty of Darling Harbour, one of the most popular public places in Australia, and to do so in a way that imbues it with a sense of quality and permanence.

Darling Quarter is where the western edge of the City and the Park meet and is celebrated in a series of defined public spaces, including a pedestrian boulevard, parklands, gateway, children's playground, and activated edges lined with cafes and restaurants. It is a place for everyone, for city workers at lunchtime and in the evenings, families, children, the young and old, visitors and locals.

FJMT's recent awards include a RIBA award as well as the NZIA Architecture Medal for the Art Gallery of Auckland and a Public Architecture award for the Concourse. A range of projects have also been shortlisted for the World Architecture Festival awards both at Barcelona and Singapore.

FJMT has a considerable body of work which has been reviewed nationally and internationally. Publications consistently note fjmt's work for its sensitivity to site and place, its materiality and tectonics, and its ability to both simultaneously be monumental and subtle.

FJMT Design Director, Richard Francis-Jones regularly contributes to design journals and magazines as well as continuing his involvement in architectural education as a Visiting Professor at UNSW. He was published in Phaidon's 10x10: 100 architects, 10 cities and is editor of Content: a journal of architecture (UNSW Press). Richard was recently appointed an Honorary Fellowship of the American Institute of Architects.

FJMT recognises environmental sustainability as one of the most pressing issues facing contemporary society. Accordingly, the practice places an emphasis on analysing the impact of a project's development on our environment and in turn has devised an impressive range of innovative design solutions.

A number of these projects have received local and international acclaim for achievements in environmentally sustainability, including receipt of the American Institute of Architects/Boston Society of Architects Honour Award for Design Excellence – Sustainable Design Awards Program and AIA Award for Sustainable Architecture 2010.

2.2 Awards

- 2.2.1 Auckland Art Gallery Toi o Tamaki**
 - World Building of the Year, World Architecture Festival, 2013
- 2.2.2 Liberty Place**
 - Office Category Winner World Architecture Festival, 2014
 - Sustainable Development Award Urban Development Institute Australia, 2014
- 2.2.3 Manta Apartments, Little Bay**
 - Winner, Medium Density Development (Austral Bricks Award for Excellence), Urban Development Institute of Australia, 2011
- 2.2.4 Darling Quarter**
 - Darling Quarter International Architecture Award Chicago Athenaeum Museum of Architecture and Design, 2012
- 2.2.5 Meta Apartments**
 - Multiple Housing Commendation Award RIAA (NSW Chapter), 2005
- 2.2.6 The Mint - Historic Houses Trust of New South Wales New Head Office**
 - Sir John Sulman Award for Outstanding Public Architecture, RIAA, 2005
- 2.2.7 Sugar Dock Apartments, Jacksons Landing**
 - Multi-Residential, Commendation, AIA NSW Chapter Awards, 2011
- 2.2.8 Capella Apartments**
 - Best New Commercial and Mixed Use Award, Randwick City Council, 2006
- 2.2.9 Surry Hills Library and Community Centre**
 - National Architecture Award for Public Architecture Australian Institute of Architects, 2010





3.0 Site Analysis

- Site Overview
- Heritage
- Traffic Access and Transport
- Site Analysis

