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85 Harrington St, The Rocks
Landscape Architecture Design Report
S4.55 Revised Submission
Golden Age | Hannas

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4	10.03.17	For Development Application	NM
5	08.08.17	For Development Application	NM
6	20.11.18	Section 4.55 Submission	NM
7	13.12.18	Section 4.55 Revised Submission	NM

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1.0 Introduction

1.1 Context

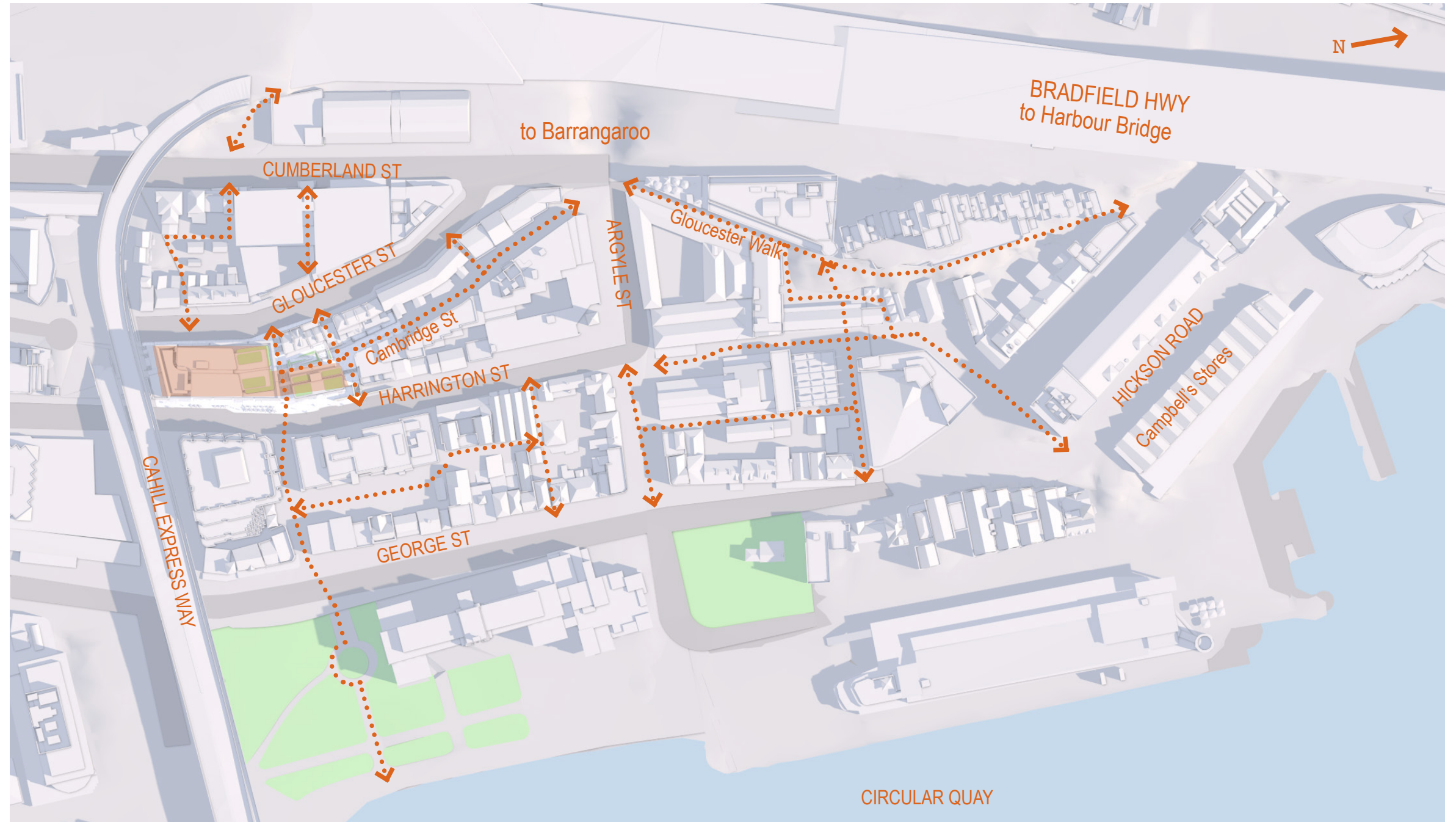
Located within the iconic Rocks precinct, the site is nestled in between Gloucester and Harrington Streets. The Cahill Expressway borders the southern edge of the site with Cambridge Street extending through the northern third of the site.

The surrounding development is reflective of the historic character of the area, with terrace housing fronting the streetscapes.

The existing built form consists of a 4-6 storey commercial building with public underground car parking (4 storeys on Gloucester Street, 6 storeys on Harrington Street).

In the north east corner of the site is the Baker's Terraces, built in 1875 and state heritage listed, they currently have commercial use.

Cumberland Place and Steps run along the northern edge of the Harrington Street site and have existed since the late 1800s. The public thoroughfare provides an east west link through the area and connects to the Cambridge Street Laneway.

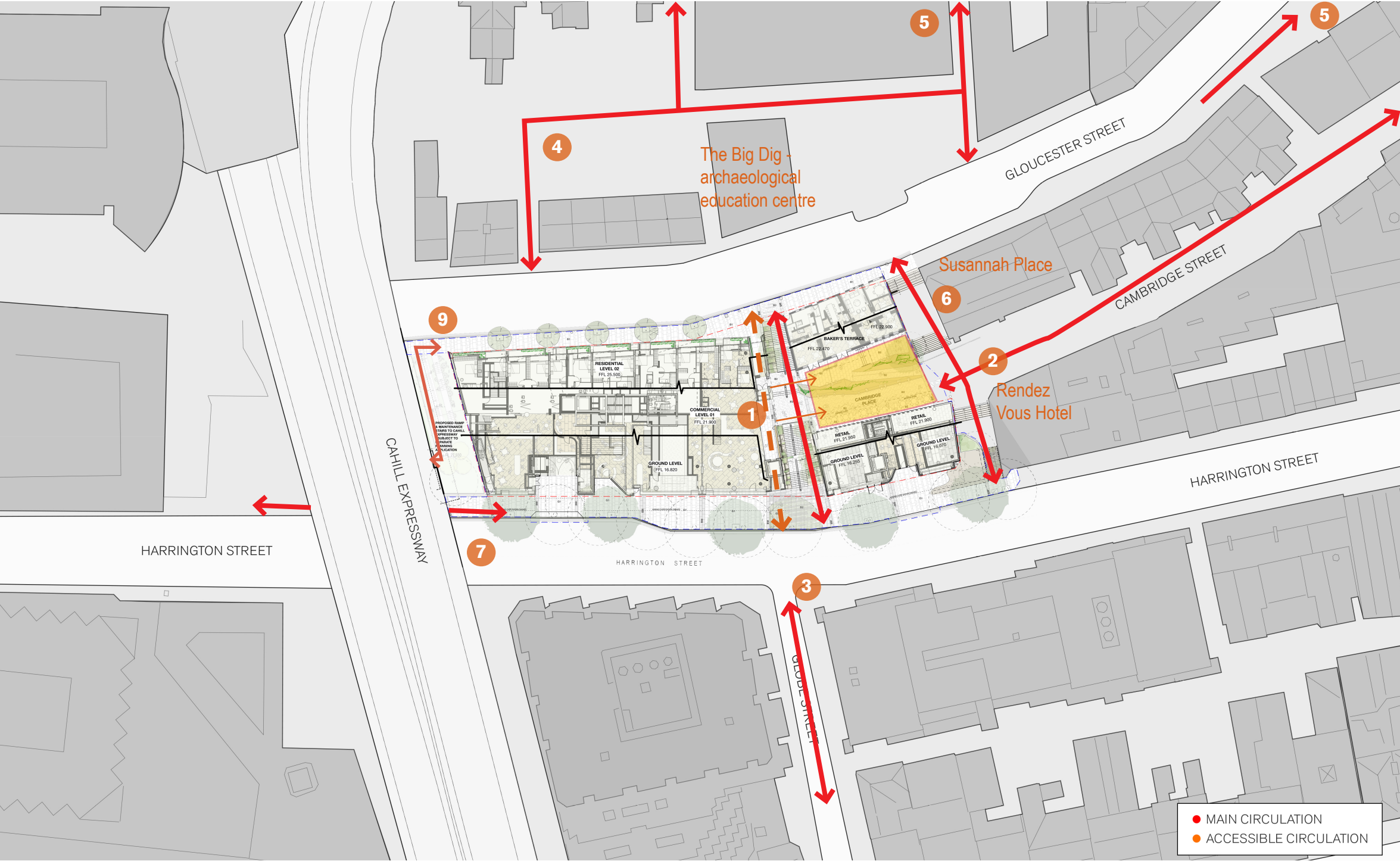


2.0 Precinct Plan

2.1 Connectivity

Connection and activation within the precinct - defines and frames the public domain

- 1 Proposed Activated Stair connection - invites pedestrians through the site - provides a significant pedestrian thoroughfare from Harrington to Gloucester Streets
- 2 Existing pedestrian link - connects the site to Argyle Street
- 3 Existing Globe St connection to Circular Quay
- 4 Existing laneways connection to Cumberland Street & Cahill Expressway
- 5 Thoroughfare to Barrangaroo Headland Park
- 6 Existing connection Harrington to Gloucester Streets
- 7 Existing connection to Sydney CBD
- 8 Existing connection to Argyle Street, Barrangaroo Headland Park, Gloucester Walk, The Rock's Markets & Campbell's Stores
- 9 Proposed ramped connection to the Cahill Express above - subject to separate application



3.0 Cycleways and Pedestrian Connections

Identified Cycleways & Pedestrian connections

A review of the current planning documents by the City of Sydney, namely the CoS Cycleway Master-plan 2017 and the Liveable Green Network vol 3, indicates that the site is located in proximity to strategic cycleway and pedestrian networks.

The existing roads bordering the site provide an opportunity to connect George Street and the foreshore recreational path via Harrington Street - A number of bicycle parking spaces are located in the basement of the development to service the new commercial and retail zones.

Gloucester Street is identified by the City of Sydney as a future mixed traffic connection - a ramped connection is proposed to provide a connection from Gloucester Street to the Cahill Expressway above. The ramped path will complete the connection to the Bradfield Highway and Barrangaroo via the Gloucester St mixed traffic link.

This connection is subject to a separate application.



LEGEND
(Source City of Sydney Cycleway Master Plan 2007-2017 & Liveable Green Network Volume 3)

- 1** Cycle priority Existing off road path
- 2** Mixed traffic Recreational Path
(Pedestrian + cycle off-street foreshore path)
- 3** Future mixed traffic (Future RTA regional Route)
Note: A ramped link to the Cahill Express is proposed as part of the new development
- 4** George St - Bus/train line (Pedestrian priority)

over head

Potential bicycle connections / facilities

- 5** Existing roads with bicycle access/ connection

4.0 Design Principles

4.1 Respond to, and reflect, the history of The Rocks

The design responds to the context, heritage and existing character of the site. The expression of the existing sandstone substrate is a key design element. The geology of The Rocks Precinct, and its representation in the new development in a contemporary manner, is a significant feature of the landscape design intent. Expressing sandstone as a feature material in the Architectural proposition in an urban context aims to integrate the site's heritage with its future, contemporary form.

Create interpretive transitions through the public domain

The design aims to create a sense of arrival and enliven the pedestrian experience as you move through the space. Employing historical references and interpretive art elements in the public domain not only embraces the historical significance of the site but creates a sense of place and a landscape character that integrates the old and the new.

4.2 Re-create Cambridge Street

The Rocks, since the earliest settlement, has been characterised by the steep streets and laneways running east to west across the rocky topography and Cumberland Place and Steps.

The re-creation of a portion of Cambridge Street as "Cambridge Place" will provide a destination with usable open space for both residents and public use, creating an attractive Courtyard setting between the buildings.

Retail uses of Cambridge Place will enhance public experience and provide passive and casual surveillance of the area.

4.3 Enhance groundplane activity & connectivity

Cambridge Place and the establishment of the New Cumberland Stair delivers two significant pedestrian axes through the Public Domain and to the greater Precinct.

The retail and dining opportunities in Cambridge Place and the Harrington Street retail address will generate public interest and activity.

The design of the Connecting Stairway aims to locate fine grained landscape design elements such as heritage and artistic elements along the journey through the site. The aim is to spark interest and invite pedestrians to transition through the space.

The result will be to generate greater public activation and enliven the Public Domain through the two significant pedestrian axes and contribute to the wider activation of the Rocks precinct.





5.0 Key Elements

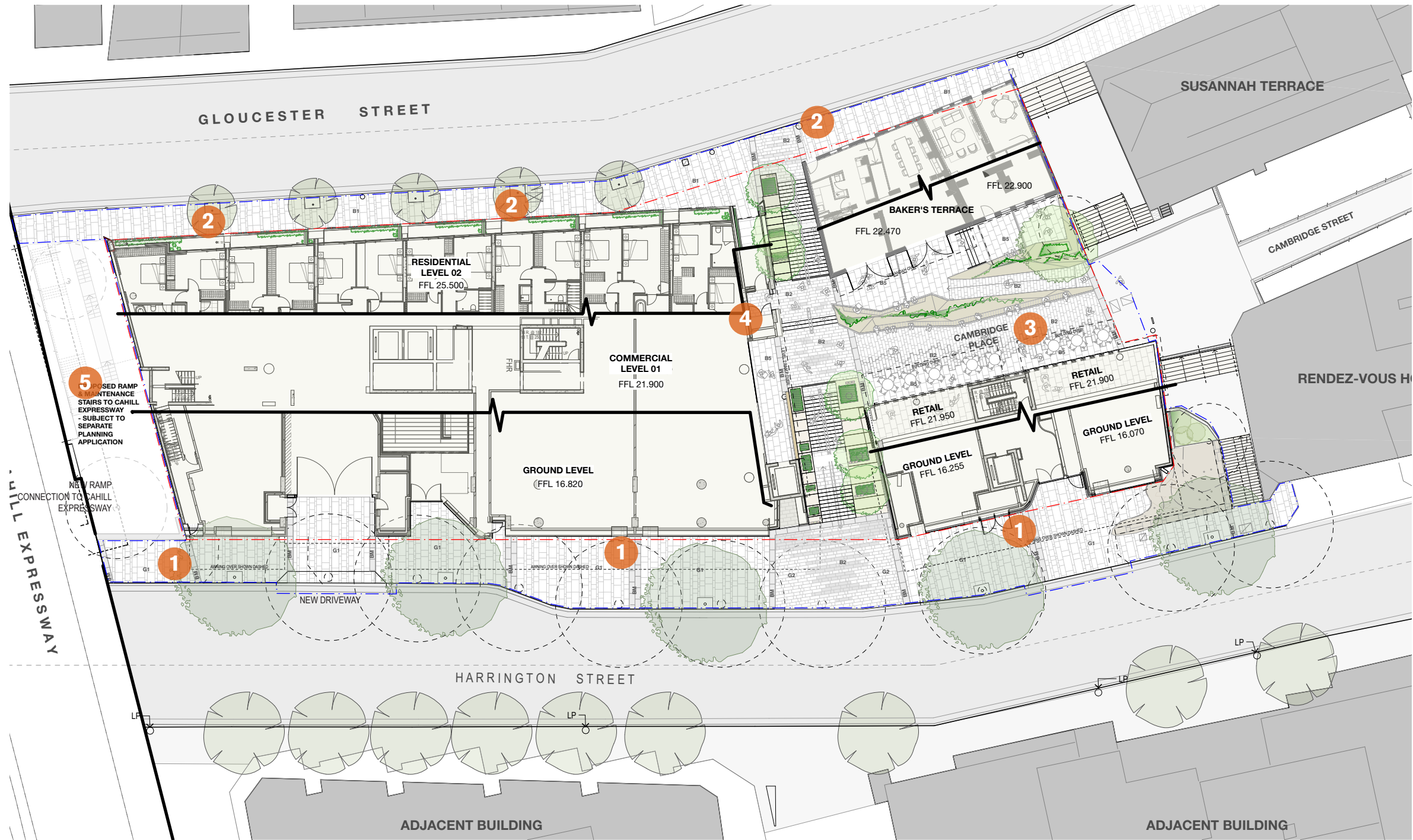
5.1 Key Elements

The proposed urban and landscape design creates a unique sense of place fully integrated with the nature of the architectural proposition, while remaining sensitive to the surrounding public domain character of The Rocks.

The design is based on a sequence of open spaces, which provide functionality for the development and enhanced connectivity generally.

This series of spaces includes:

- 1 Harrington Street Retail Address
- 2 Gloucester Street Residential Frontage
- 3 Cambridge Place Courtyard
- 4 Connecting Stair - New Cumberland Steps
- 5 Future Connecting Ramp



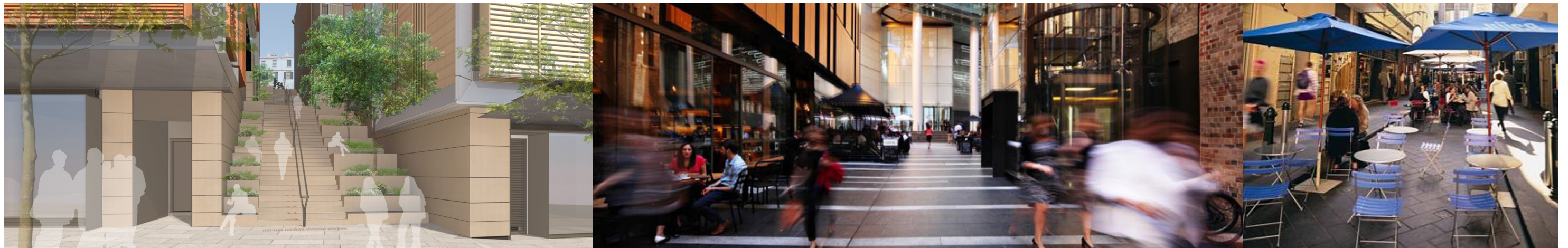
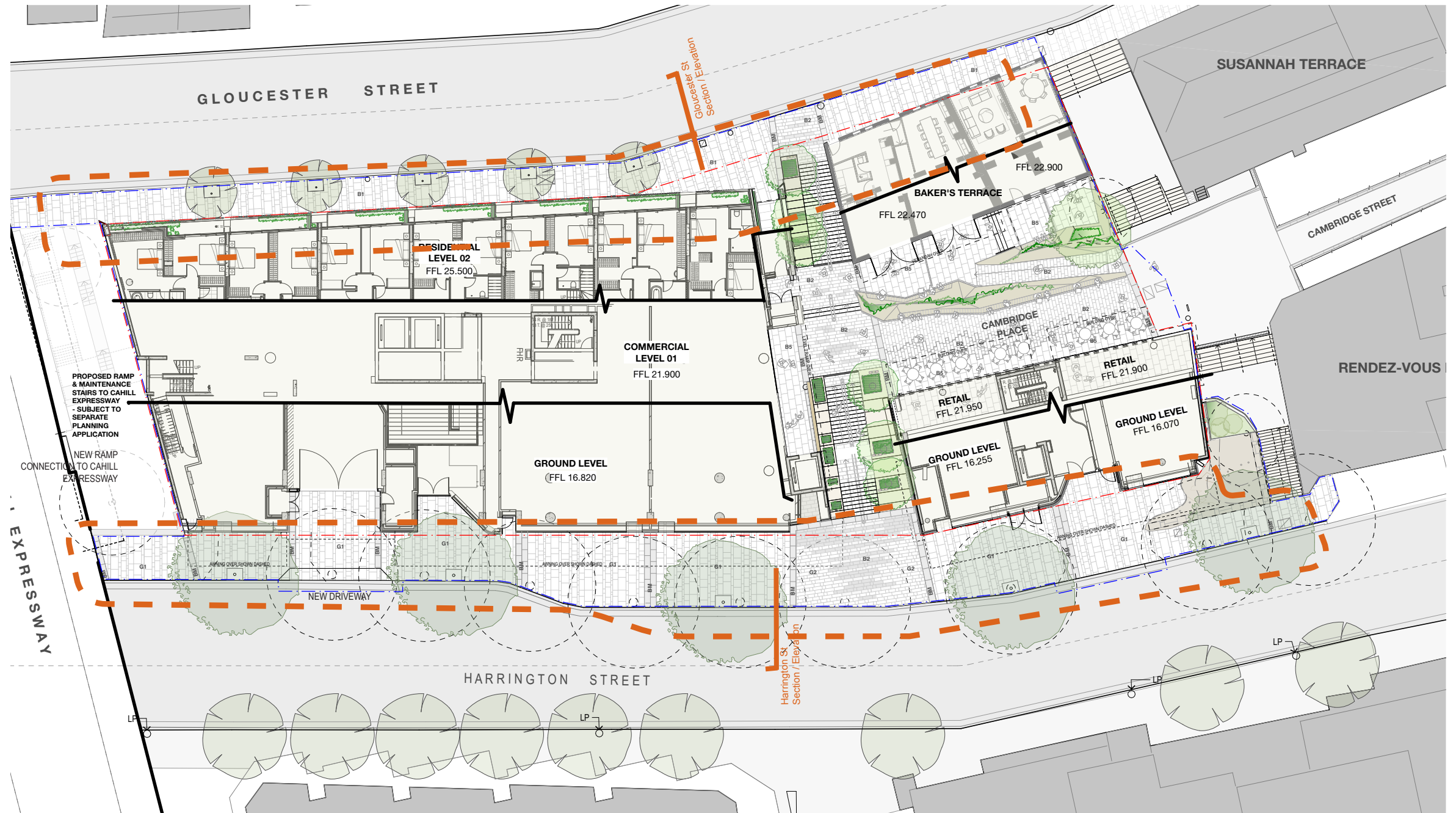
6.0 Harrington Street Address and Gloucester Street Frontage

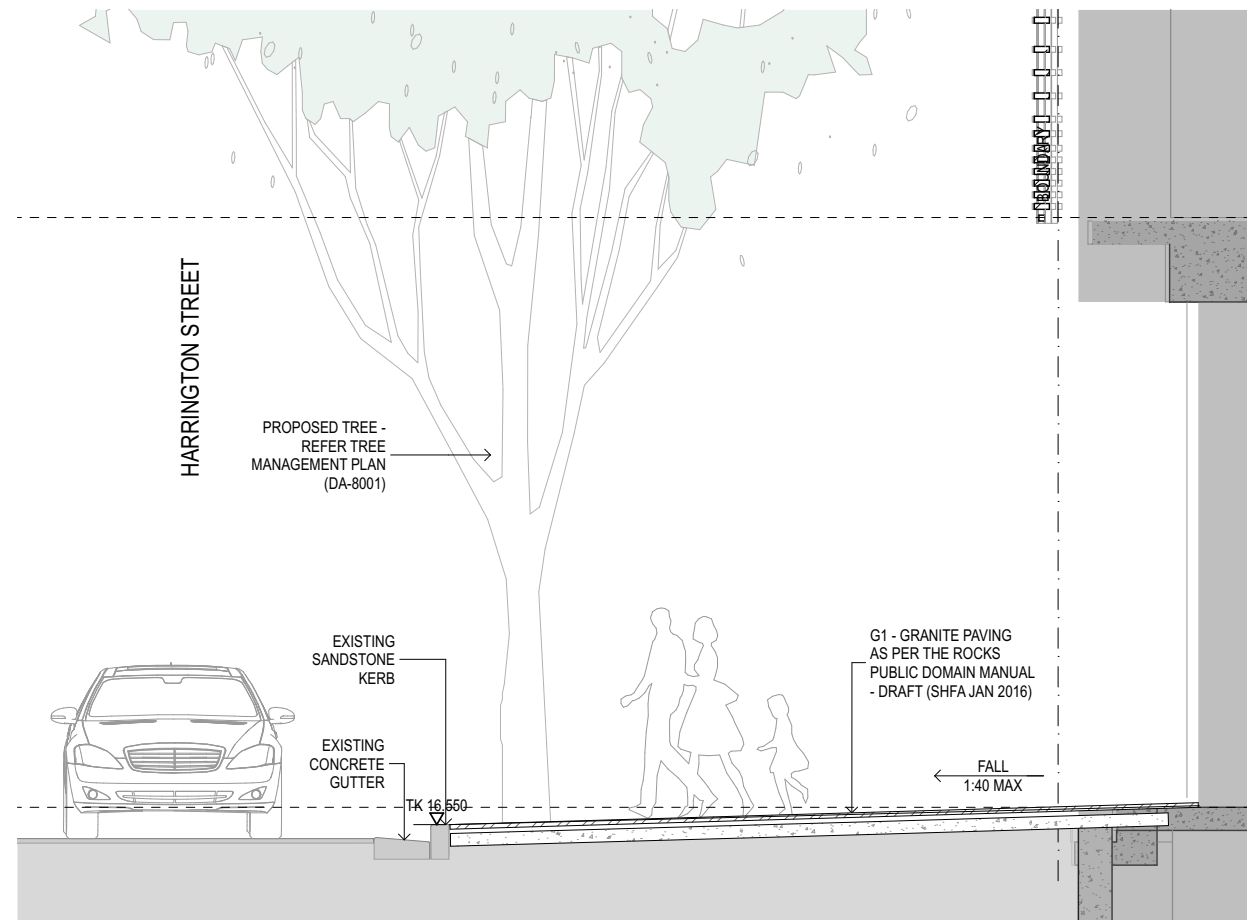
6.1 Harrington Street Address and Gloucester Street Frontage

At present, the pedestrian connections between Harrington Street, Gloucester Street and Cambridge Street are reduced physically by the number of arrival points, significant level changes, and visually by obscure public domain entrances.

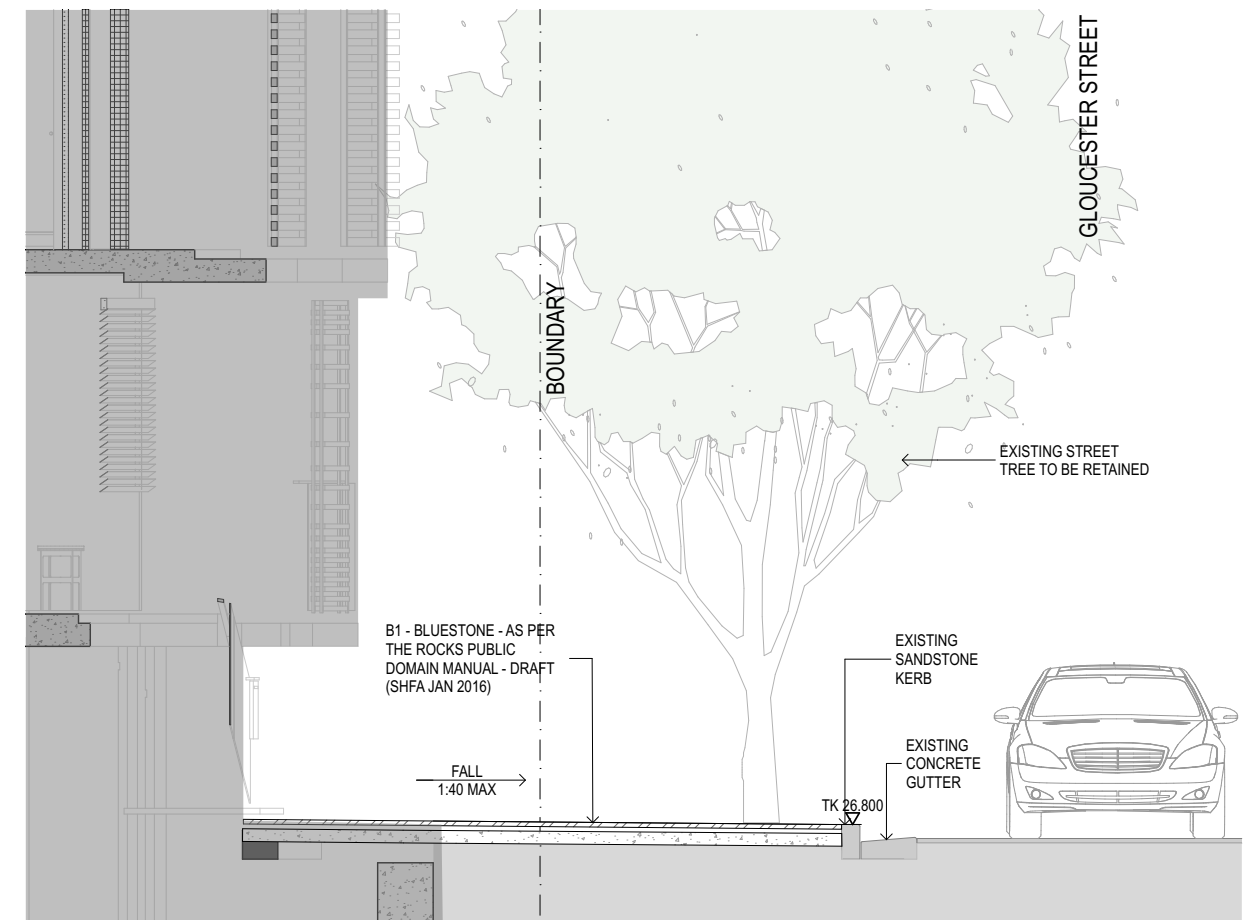
The aim of the proposed Harrington Street and Gloucester Street address is to redress this balance by providing legible public space that fronts the proposed retail shops, residential lobbies and the new connecting stairway which effectively reconnects the development back with the adjacent streets and laneways.

Pedestrian usage will be greatly enhanced, activating the Harrington Street retail address and the Gloucester Street Residential Frontage.





Harrington Street Section / Elevation



Gloucester Street Section / Elevation

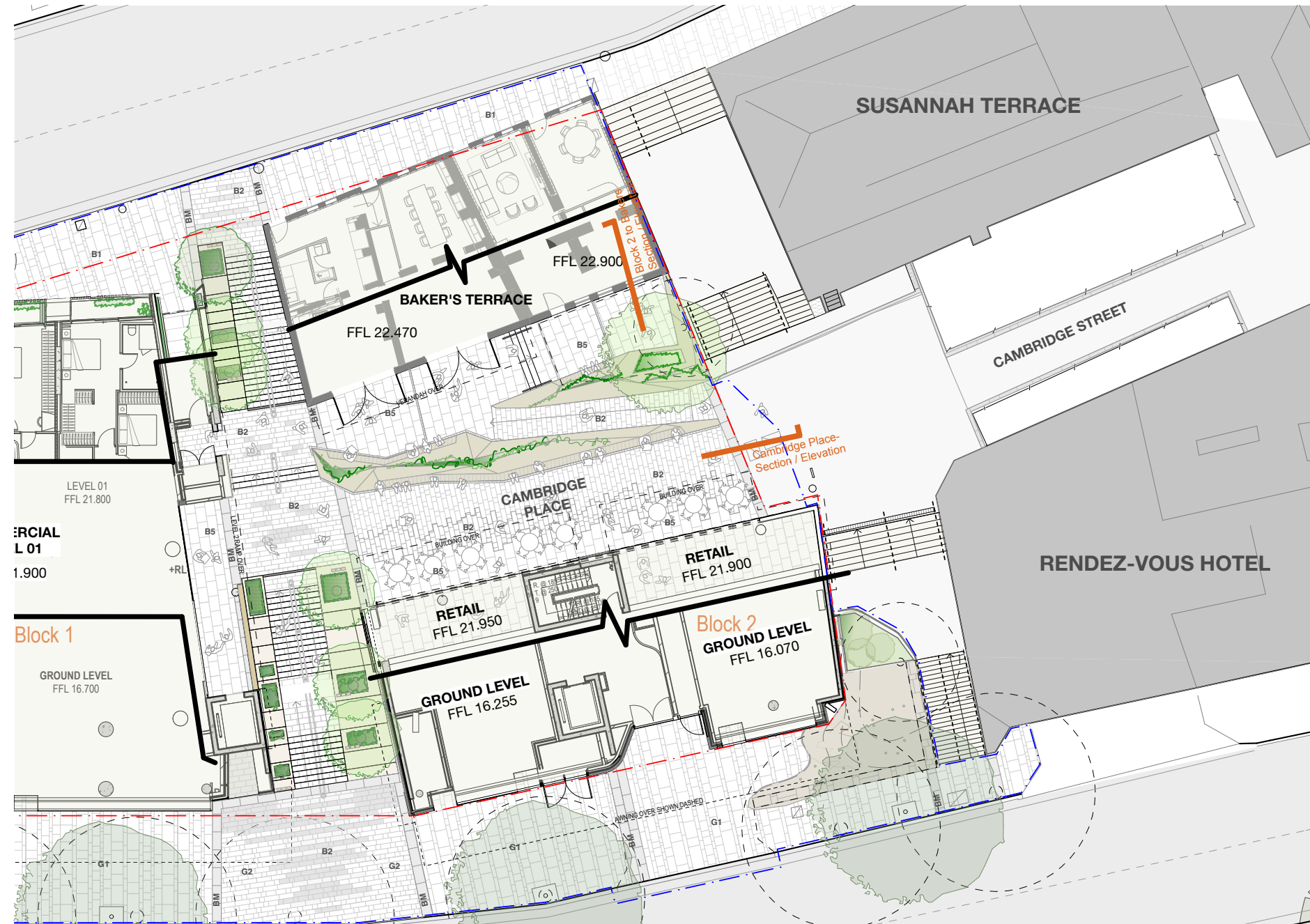
7.0 Cambridge Place Courtyard

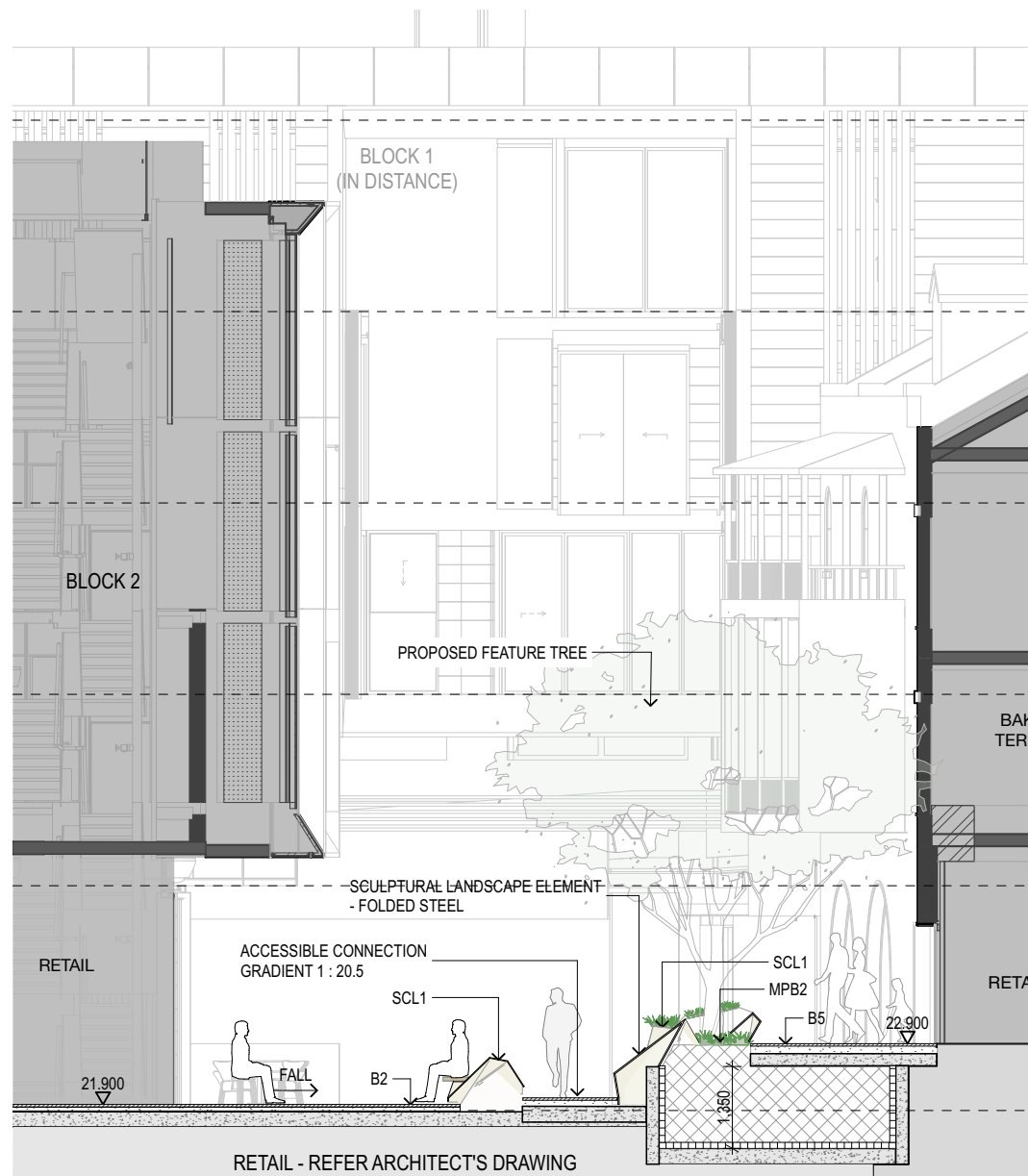
7.1 Cambridge Place Courtyard

Beyond the streetscape arrival the main Cambridge Place courtyard provides the primary open space and is central to the overall public realm and landscape scheme. Located at the southern end of Cambridge Street between the Bakers Terrace, Block 1 and Block 2 of the Main Building, the courtyard provides the development with an activated outdoor plaza that provides a retail and passive recreation opportunity as an extension to the existing pedestrianised laneway network that meanders through The Rocks.

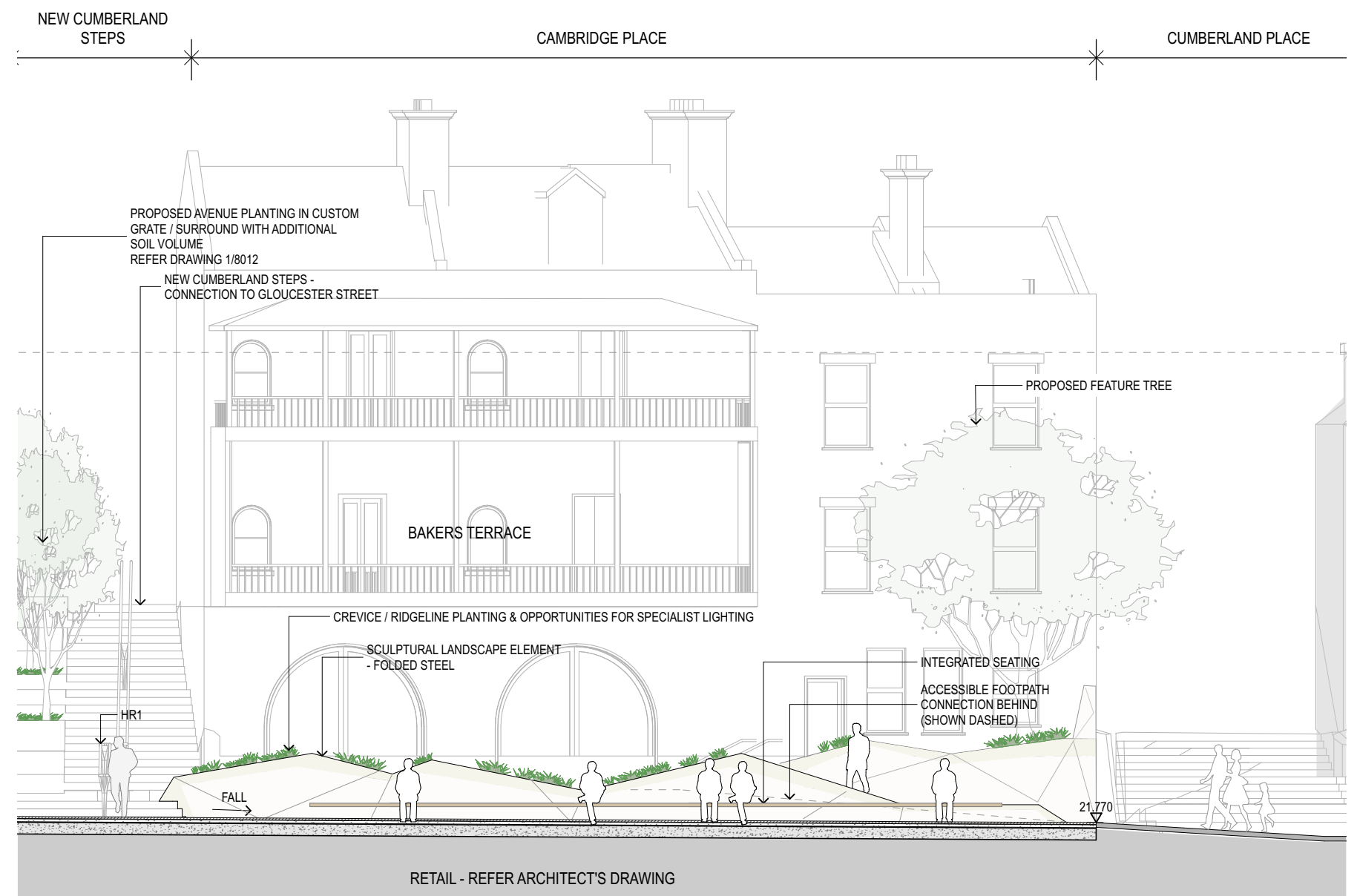
Designed as a split level linear space, the courtyard will be activated by the surrounding buildings with additional seating providing opportunity for informal recreational usage. The minimalist planting scheme complements the simplicity of the adjacent historic buildings.

The proposed flush entry to the lower terrace of the Cambridge Place courtyard provides a generous open space allowing spill-out from the adjacent retail shop fronts. The courtyard provides not only connectivity to the main building but becomes a space in its own right with the incorporation of contemporary sculptural element and additional seating under the shade of a strategically placed accent tree.

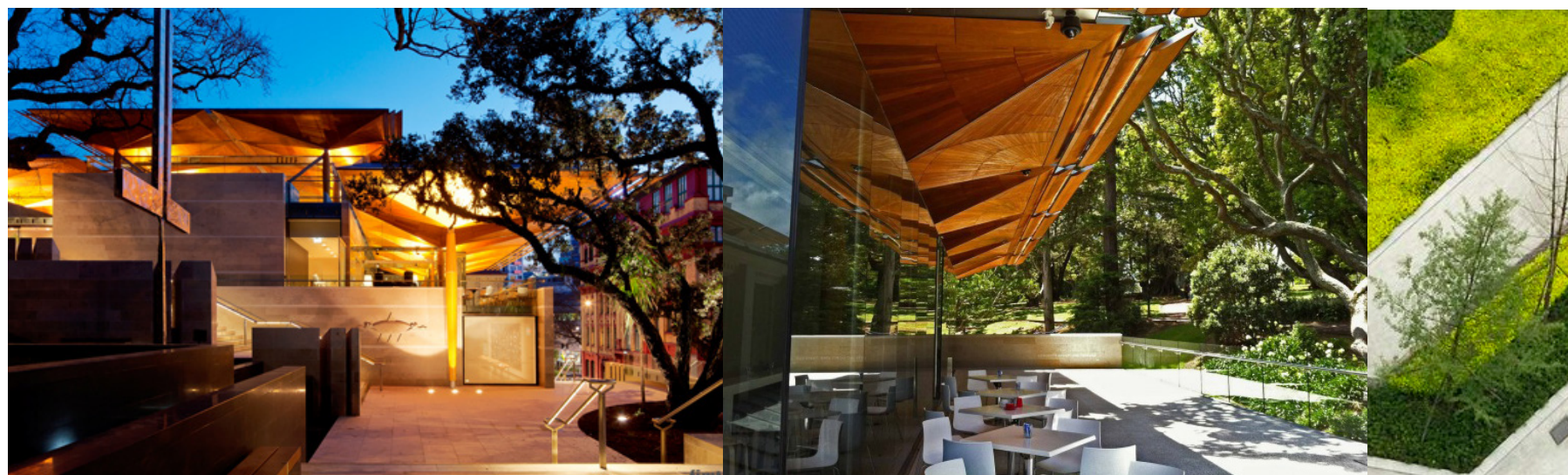




Section / Elevation - Block 2 to Bakers Terrace



Elevation - Cambridge Place



7.2 Cambridge Place Sculptural Element

The contemporary sculptural element accommodates level changes in Cambridge Place - creating a functional and beautiful form to deliver a number of design objectives whilst facilitating access to Baker's Terrace, which, was originally constructed with two different floor levels.

Inspired by the heritage of The Rocks - the sculpture is a contemporary expression of the sandstone bedrock. The folded form provides opportunities for art and heritage interpretation.

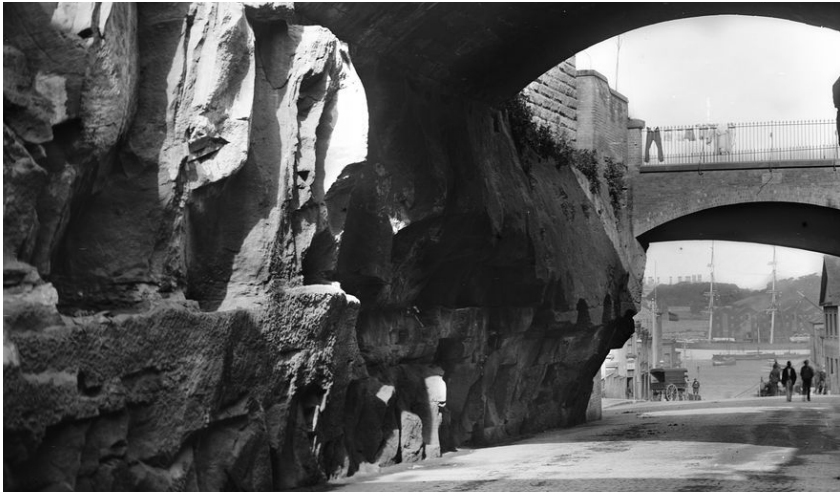
Materials are proposed to match the Architectural finishes such as bronze, corten, custom sheet metal and perforated steel.

Planting is proposed in the crevices / ridgelines of the sculpture to soften the element and represent the natural interface and habitat of plant life and rocky, sandstone escarpments - this creates opportunities for specialist lighting, creating another layer of interest and daytime, nighttime variation

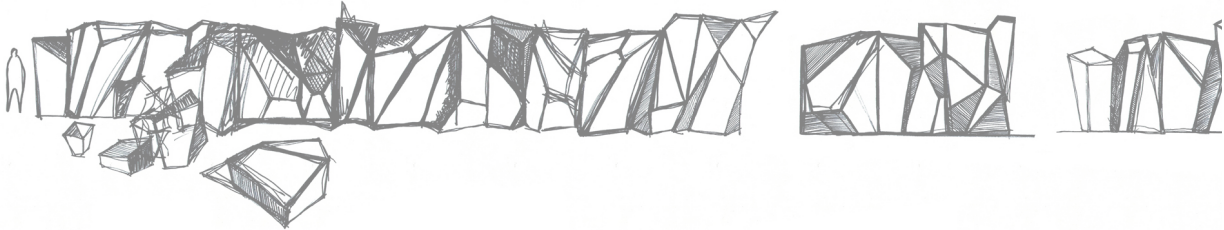
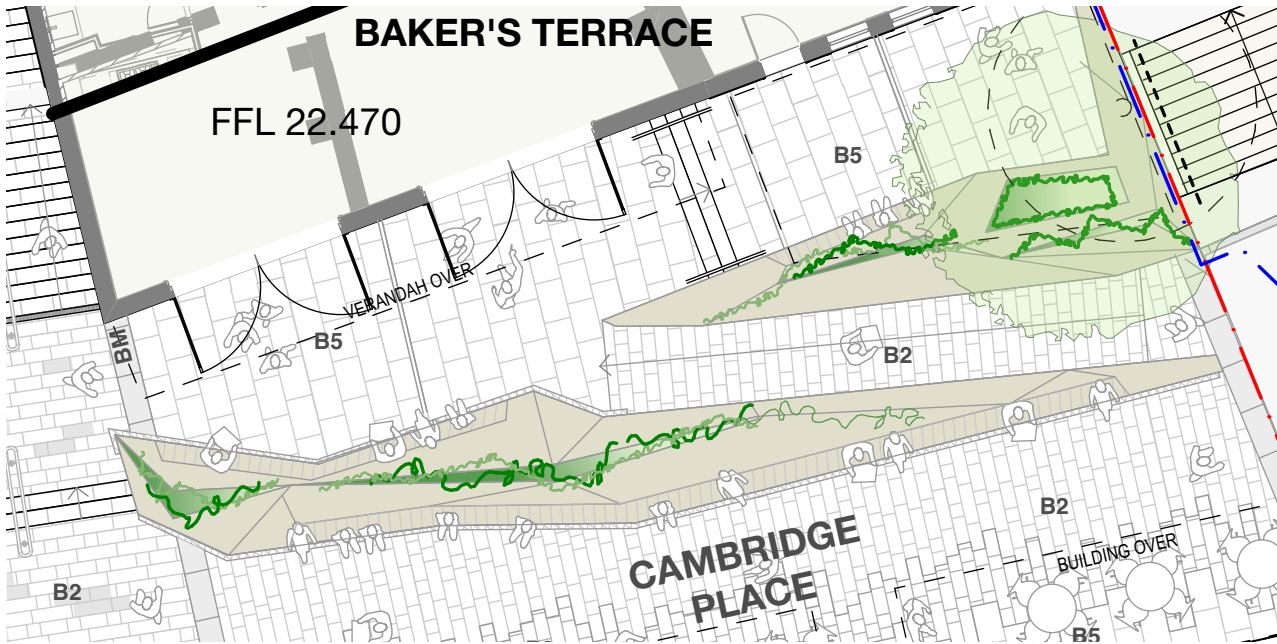
Underpinning the design are the objectives to create a sense of place, a destination, to promote visitation, activation and movement through the site.



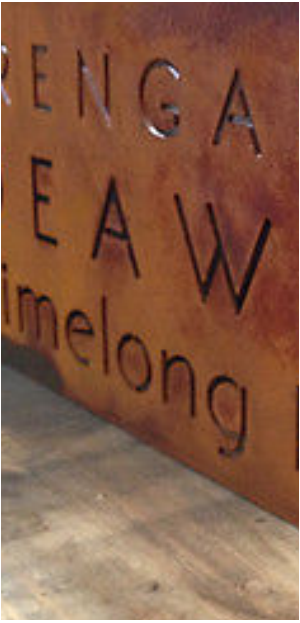
Local heritage as inspiration - Living on the stairs and ledges



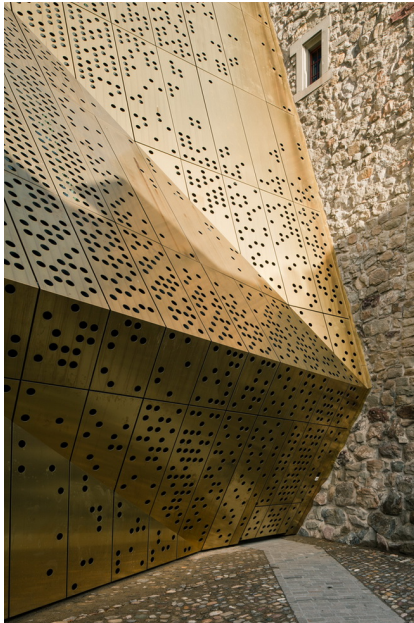
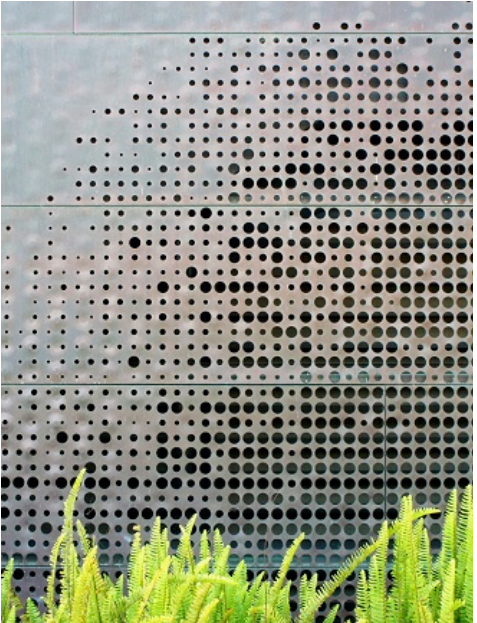
Local bedrock as inspiration - Argyle cut



Specialist Lighting Folded Steel



Laser cut, engraving, artistic and interpretive elements



Perforated patterning, contemporary materials

7.3 Cambridge Place Paving Concepts

Taking the lead from other pedestrianised laneways in The Rocks, a fine-grained bluestone paving pattern is proposed for Cambridge Place.

The materials and proposed paver sizes / formats refer to the language and materiality outlined in "The Rocks Public Domain Manual" (Draft SHFA 2016).

A varied / feathered paving pattern along the edge of Block 2 retail space highlights the original alignment of Cambridge Street, and provides visual connectivity through the space from the landing as part of the New Cumberland Steps.

The bluestone materiality of Cambridge Place will provide informal wayfinding, creating a visual cue for pedestrians connecting from Argyle Street.

Bluestone pattern variation - sizes and finishes vary and represent the original location of the Cambridge Street laneway. The materiality change also subtly defines the retail / dining zone from the public thoroughfare.



8.0 Connecting Stair

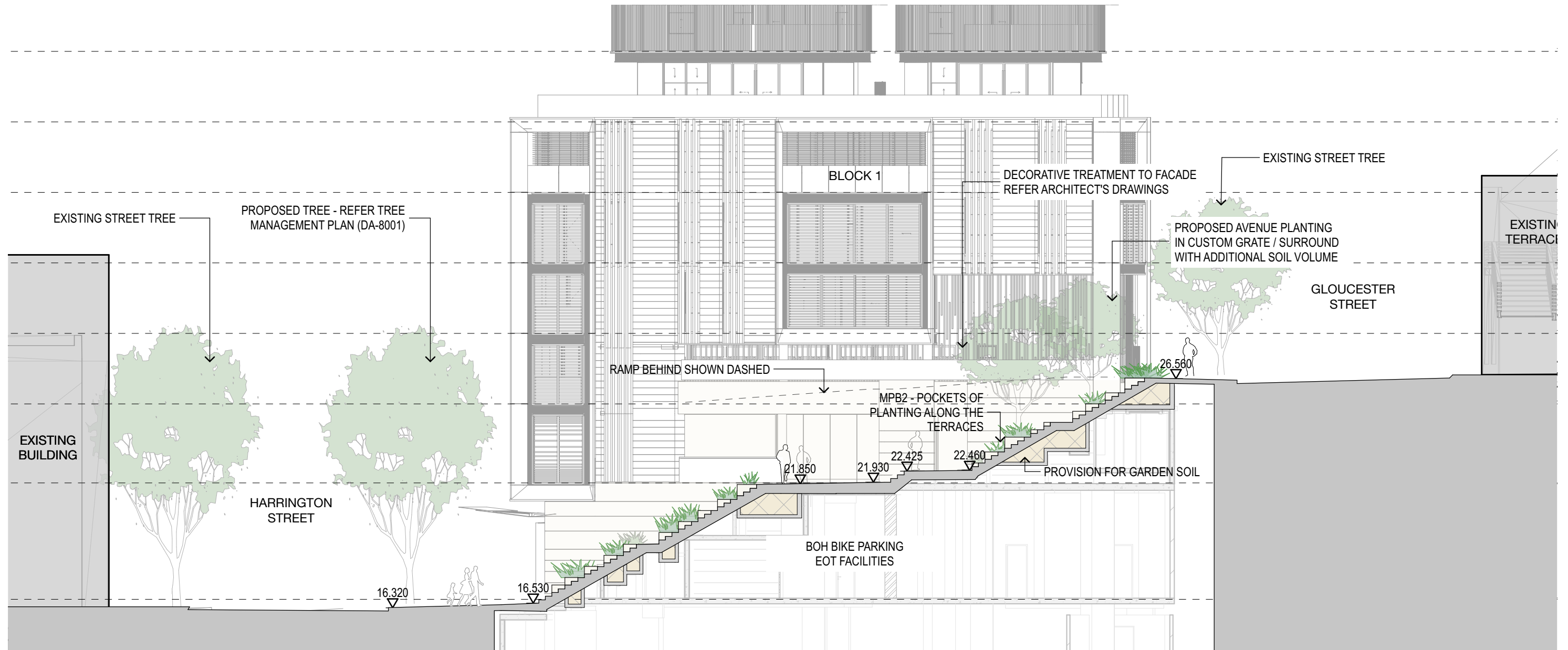
8.1 Connecting Stair - New Cumberland Steps

The East West Connecting Stairway responds to the pedestrian connection and significant level change between Harrington Street and Gloucester Street. The Stairway is designed as a series of small seating and planting terraces overlaid with natural stone.

Seating terraces and interpretive elements are proposed along the stairway journey to provide informal way finding and areas for passive recreation beneath the shade provided by the built form. A green avenue of semi-advanced tree planting is proposed to alternate sides of the new steps to soften the experience of the pedestrian link. The species selection will be suited to the urban, built form environment.

Additional landscape upgrade works will be completed along Harrington Street, new kerbs will be required as part of the new service entry location.





Section / Elevation - New Cumberland Steps





Perspective - New Cumberland Steps

9.0 Harrington Street Ridge

A mass of Sydney Sandstone bedrock can be observed adjacent the heritage stair on Harrington Street. This bedrock is to be retained and protected through the development.

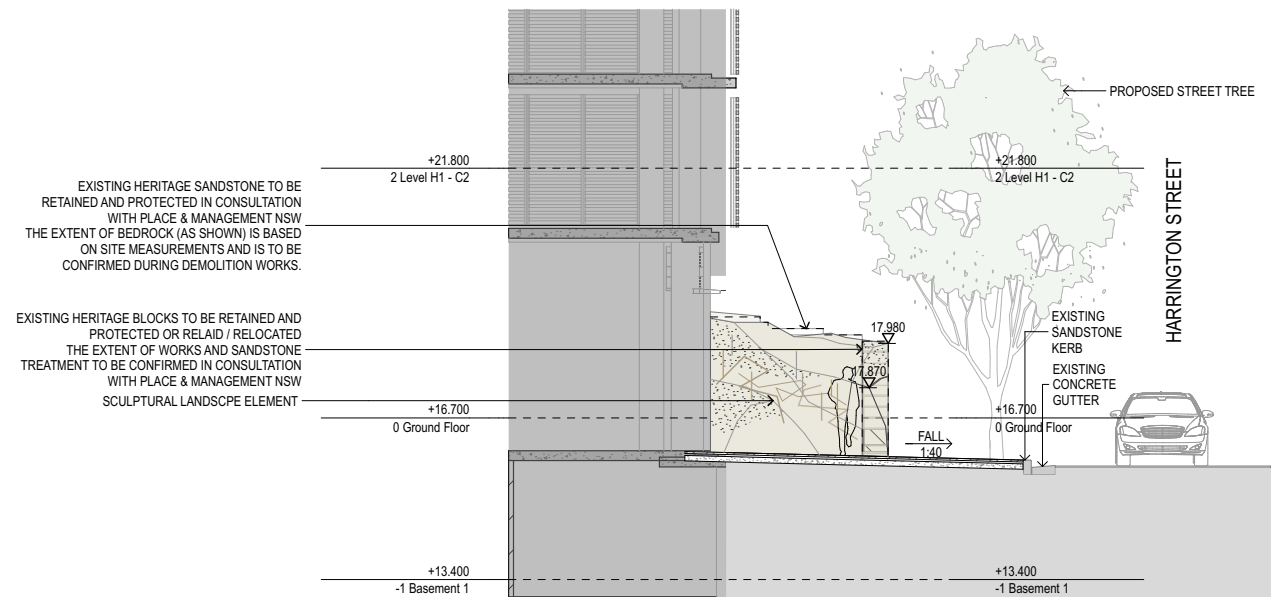
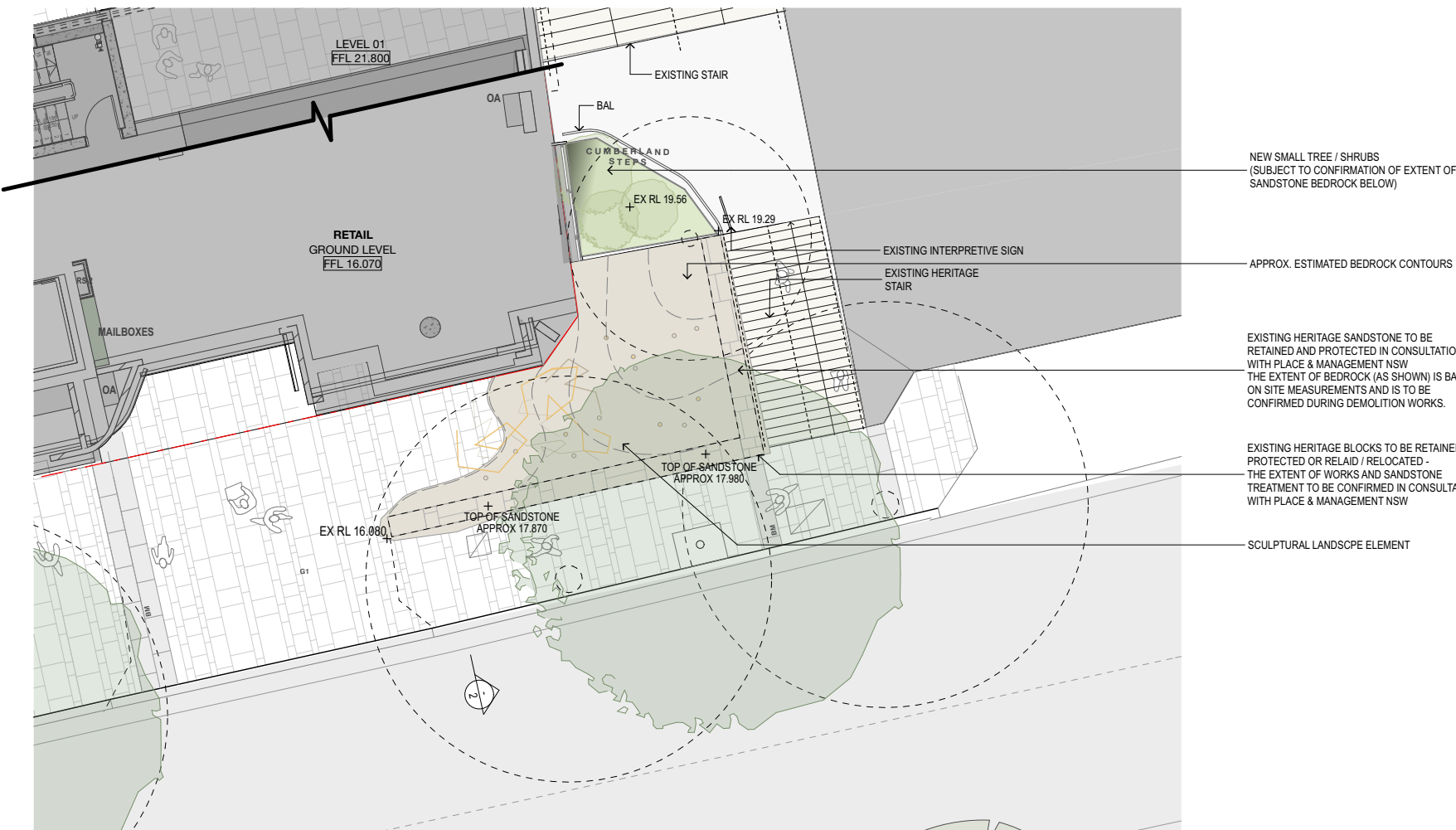
The extent of the bedrock will not be fully understood until demolition takes place, however the proposed landscape design intends to express the sandstone fabric and augment the bedrock spur through contemporary artistic expression.

The use of artistic elements of contemporary materials such as brass, bronze or corten steel will be explored to express and celebrate the heritage and natural raw geology of The Rocks.

The artistic elements could comprise of steel filaments, fine inlays or “light-touch” sculptural forms designed to celebrate the sandstone and to minimise the creation of a secluded nook.

The sculptural form/s present an opportunity for specialist lighting to be integrated into the contemporary sandstone - increasing local light levels in this area, increasing public visibility.

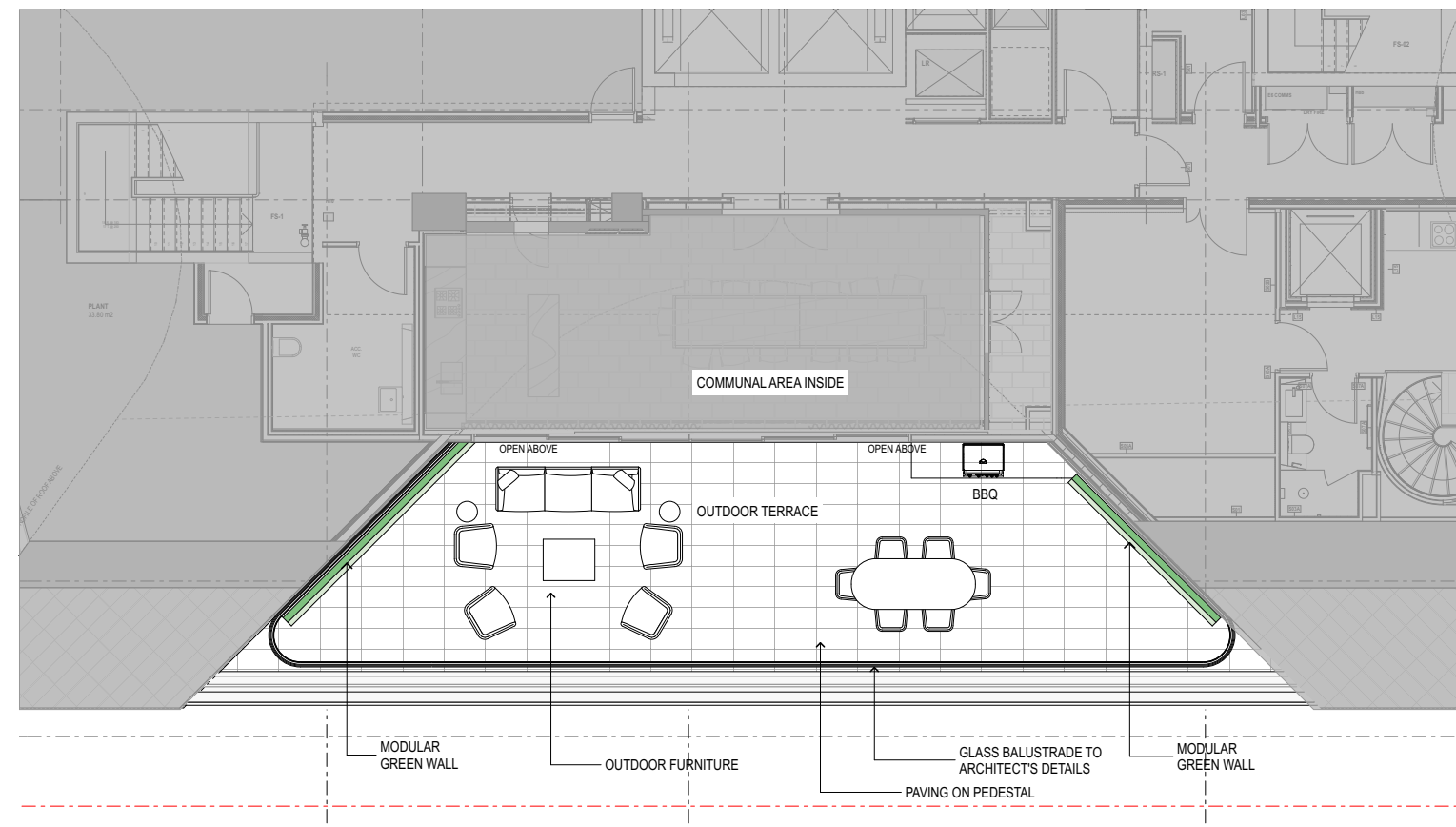
The landscape design, and associated heritage interpretation opportunities, will be developed in consultation with Place Management New South Wales once the extent of bedrock is confirmed on site.



10.0 Communal Terrace

10.1 Level 8 Terrace

A communal outdoor terrace is also proposed on level 8 of the Block 1 building. A minimal design approach has been adopted for this communal space so as to maximise flexibility - the focus is on multifunctional use with a variety of spatial configurations available to the residents through the use of moveable and stackable loose furniture. Sliding doors provide access along the width of the terrace. The outdoor space is partially protected by the curved roof which opens up to allow access to the sky, maximising views to Sydney Harbour.




11.0 Public Art Opportunities

A number of opportunities to explore artistic expression and heritage interpretation exist on the site. Potential expression includes :

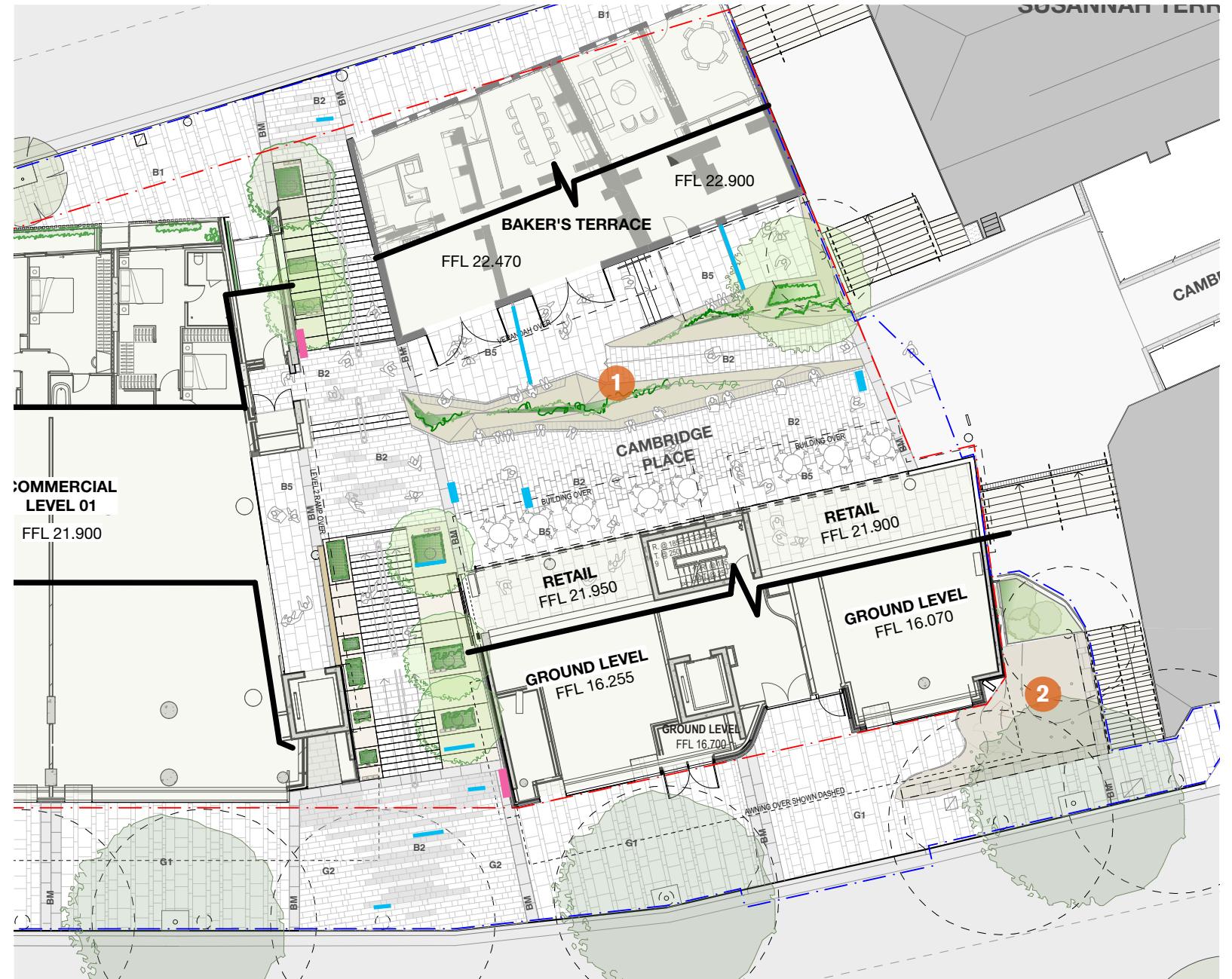
1 The Landscape Sculptural Element - The folded form provides opportunities for art and heritage interpretation.

2 Harrington Ridge presents an opportunity to integrate artistic expression via a contemporary treatment to the fringe of the existing sandstone bedrock.

Options include sculptural art of varying scales, lightly touching the existing sandstone. Artistic lighting could also be explored.

 Incorporation of interpretive elements and inlays embedded in the stone paving

 Potential heritage interpretation / signage



A heritage Interpretation strategy has been prepared by Urbis and will be developed further to identify specific art/interpretations to be resolved in consultation with Place Management NSW



12.0 Materials

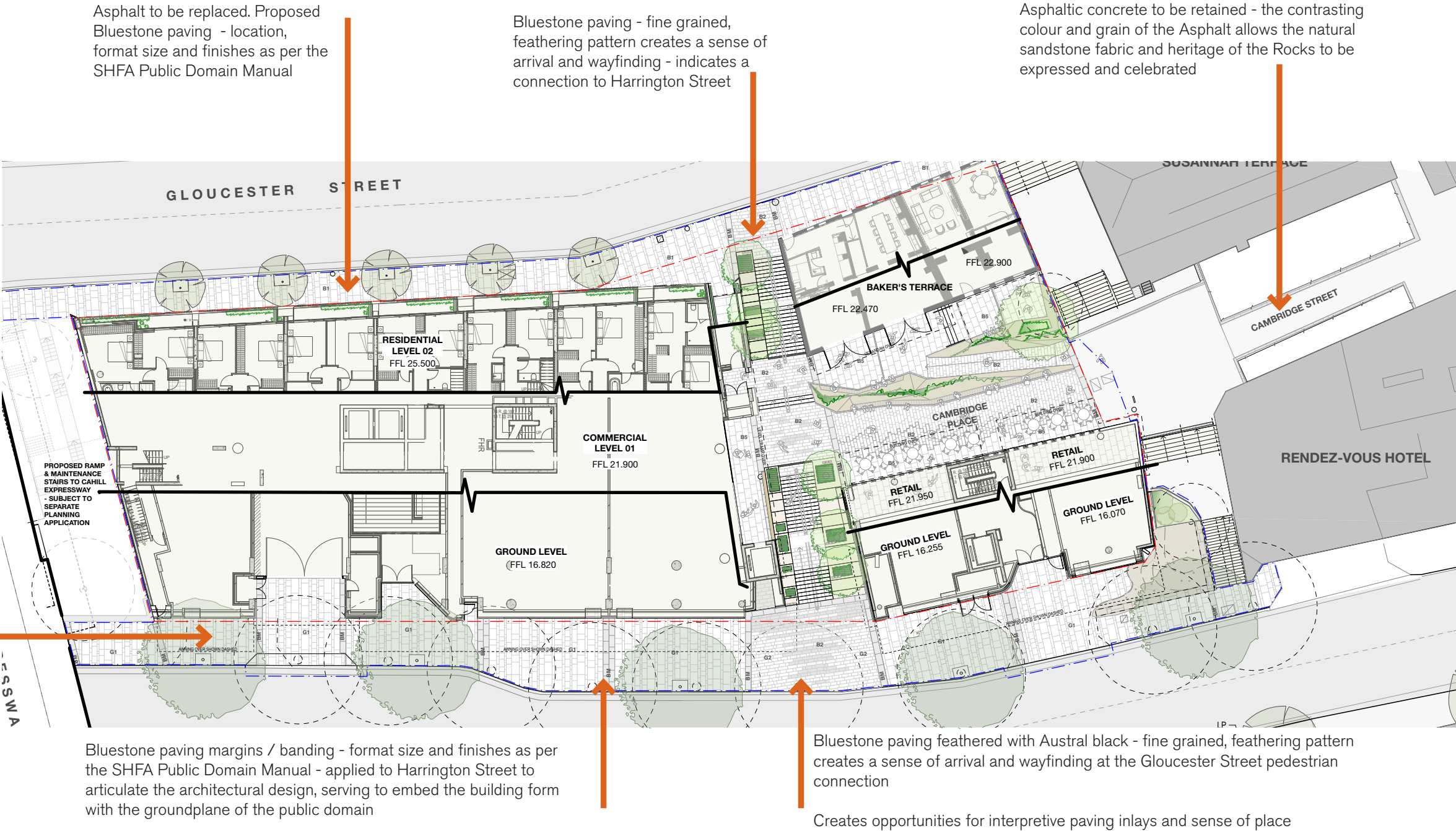
12.1 Materials

The public areas will be predominantly hard paved surfaces consistent with the materiality of The Rocks, landscaped seating elements, planting and retaining walls provide added public amenity to both Cumberland Place and Cumberland Stairs

All sandstone terraces and step rises will be a high quality 'white' Sydney Sandstone to match the proposed building.

All fixtures and fittings such as handrails and balustrades will complement the architectural finishes. Lighting elements will consist of a 'family' discreetly mounted to walls and facades, handrails and/or flush mounted to steps.

Granite paving - Austral Black - location, format size and finishes as per the SHFA Public Domain Manual



13.0 Indicative Planting Palette

9.1 Indicative Planting Palette

Selected plants provide visual interest through form, texture and variations in seasonal colour. An accent / feature tree and understory planting are proposed in the Cambridge Place courtyard area. Raised perimeter mass planting beds are provided on the roof gardens to define outdoor entertainment areas and to enhance privacy screens between neighbouring terraces. Stormwater is to be harvested and retained on site for re-use in the planter bed irrigation system.

Sunken Gardens & Shade tolerant plants



Groundcovers and low shrubs



Feature Tree



Magnolia grandiflora



Native Grasses



14.0 Tree Management

10.1 Existing & Proposed Street Tree Planting

A street tree masterplan was prepared by the Sydney Harbour Foreshore Authority (2010) to assist with the future plan and management of trees in The Rocks..

The principles of the masterplan are to:

- Balance tree selection and location;
- Challenge the appropriateness of current avenue planting (The masterplan recognises the typical tree-less urban environment of The Rocks circa 1900);
- Enhance amenity and aesthetics; and
- Improve the health, growth and life performance of street trees.

Harrington Street

The masterplan raises the following issues in relation to the existing trees along Harrington Street:

- Plane trees are creating low light conditions; and
- Harrington Street is described as an example of where the technical requirements of healthy trees is required to be addressed eg. narrow concrete pit edging with deco granite infill - surface finish impermeable, rootball constrained by kerb.

The site specific sub-precinct plan identifies the London Plane trees fronting the the project site as overcrowded and the canopy and growth are constrained by the urban setting. The plan recommends that canopy spacing should be improved in this location.

Design Response

This project proposes to remove the nine trees replace them with five new trees. This approach is consistent with the objectives of the Tree Masterplan for this site "to reduce numbers of Plane trees to improve canopy and growth" and "to reduce overcrowding".

Advanced tree stock will be installed with improved subsoil quality and tree root conditions in accordance with the typical best practice planting details in the Masterplan. Due to improved growing conditions, the growth of the advanced trees will be accelerated in comparison to the existing, constrained trees

The existing, uneven footpath paving also suggests poor subsoil conditions. Improved subsoil root-growth conditions will ensure the new pavement has a longer lifecycle.

Gloucester Tree and Cambridge Place

The existing Brushbox to Gloucester Street are to be retained as recommended in the SHFA Tree Master Pla and highlighted on the tree management plan.

The Tree Master Plan recommends the existing Celtis australis (Hackberry) adjacent the Cumberland Steps be replaced. This is captured in the development proposal drawings and is proposed to replaced with a feature tree (Magnolia grandiflora) which is a suitable species for the courtyard location.



phillipsmarler

NSW GOVERNMENT Land & Property Management Authority Sydney Harbour Foreshore Authority



Harrington Street Plane Trees



Gloucester Street Brush Box



- 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**
- 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

INDICATES CHANGES FORMING THIS APPLICATION

07	13/12/2018	S4.55 Revised Submission	EG
06	20/11/2018	S4.55 Submission	EG
05	08/08/2017	DA Submission	EG
04	10/03/2017	Issue for DA	KK
03	02/02/2016	Issue for DA	CHS
02	12/01/2016	For Coordination	CHS
01	25/11/2015	For Coordination	CHS

rev	date	name	by
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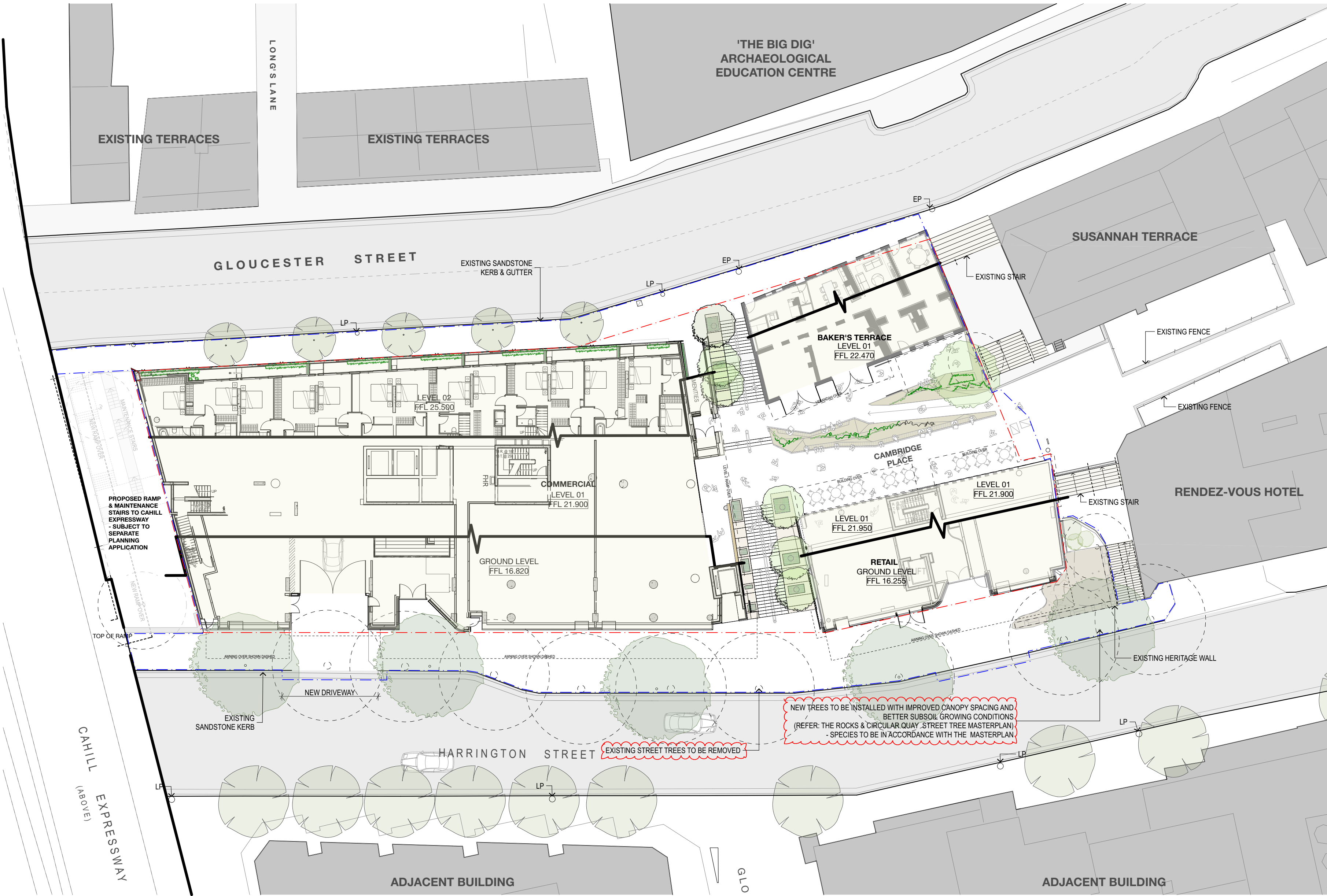
project
85 Harrington Street & 68-72 Gloucester Street
Lot 1 in DP 777033
The Rocks NSW 2000

title
Landscape Plans
Tree Management Plan

scale 1:250 @ A2 first issued 25/11/2015

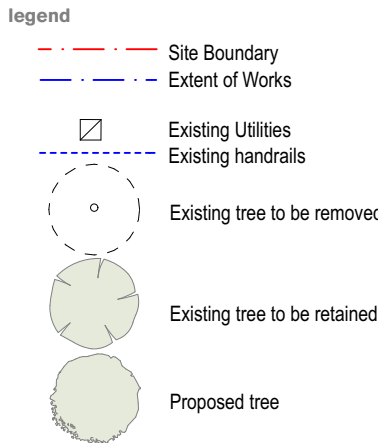
project code sheet no. revision

GA85H **DA-8001** **07**





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EXTERNAL WORKS FINISHES LEGEND

G1	Granite Austral Black, Flame Exfoliated 300 / 450 / 600 / 900 x 450mm
G2	Granite Austral Black, Flame Exfoliated 250 / 500 / 750 x 250mm
B1	Bluestone, Flame Exfoliated 300 / 450 / 600 / 900 x 450mm
B2	Bluestone, Natural Cleft & Flame exfoliated 250 / 500 / 750 x 250mm
B5	Bluestone, Flame Exfoliated 500 x 250mm
BM	Bluestone Paving Band 900 x 450mm
	Potential in-ground interpretive elements
GRD1	GRD1 - Grated Drain 200 wide
BAL1	Balustrade to penthouse rooftop terraces
HR1	Double handrail
HR2	Single handrail
MPB1	Mass planting Bed on grade
MPB2	Mass planting on structure
SCL1	Sculptural Landscape Element

CODES

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

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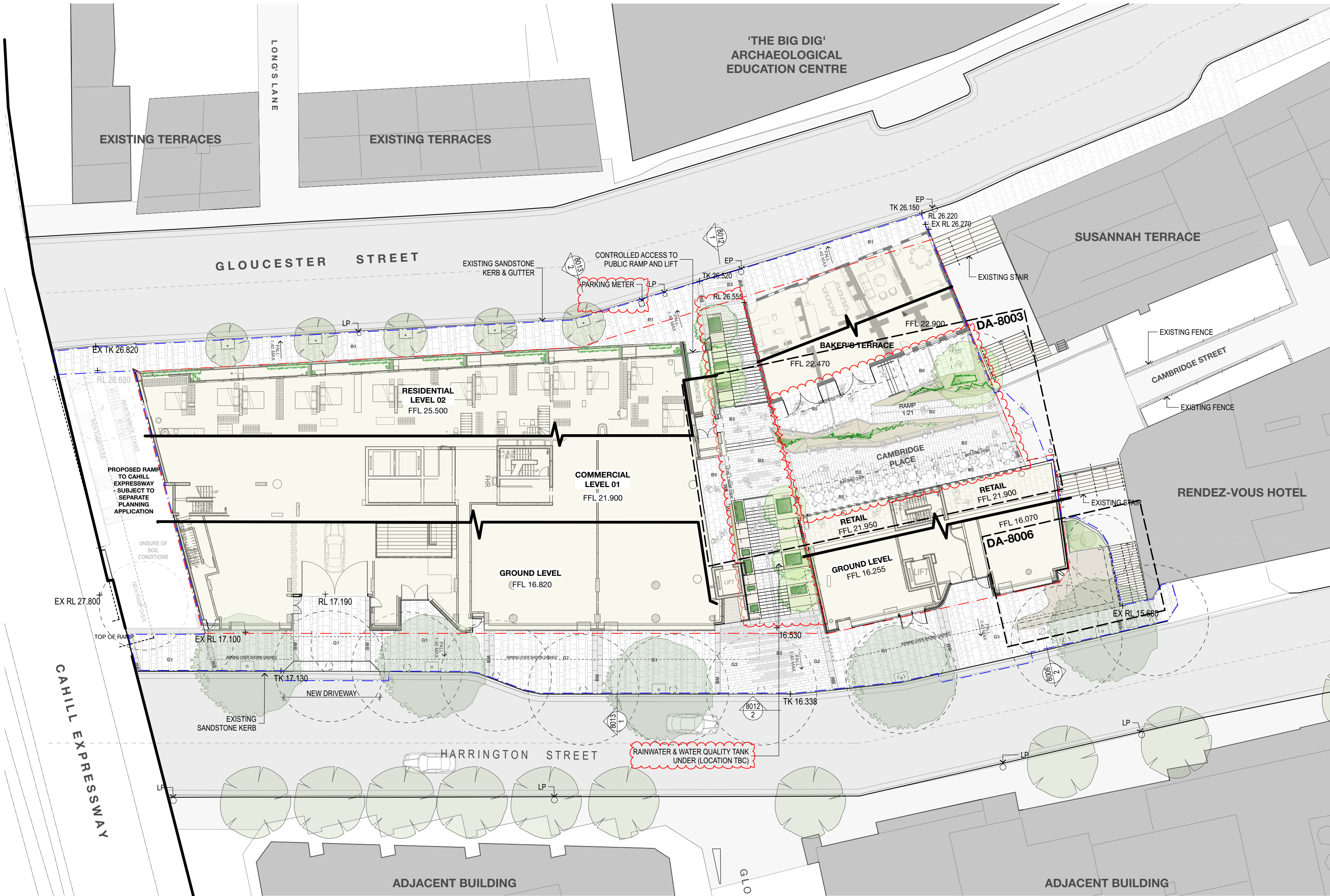
project
85 Harrington Street & 68-72 Gloucester Street
Lot 1 in DP 777033
The Rocks NSW 2000

title
Landscape Plans
Ground Plane Plan

scale 1:250 @ A2 first issued 25/11/2015

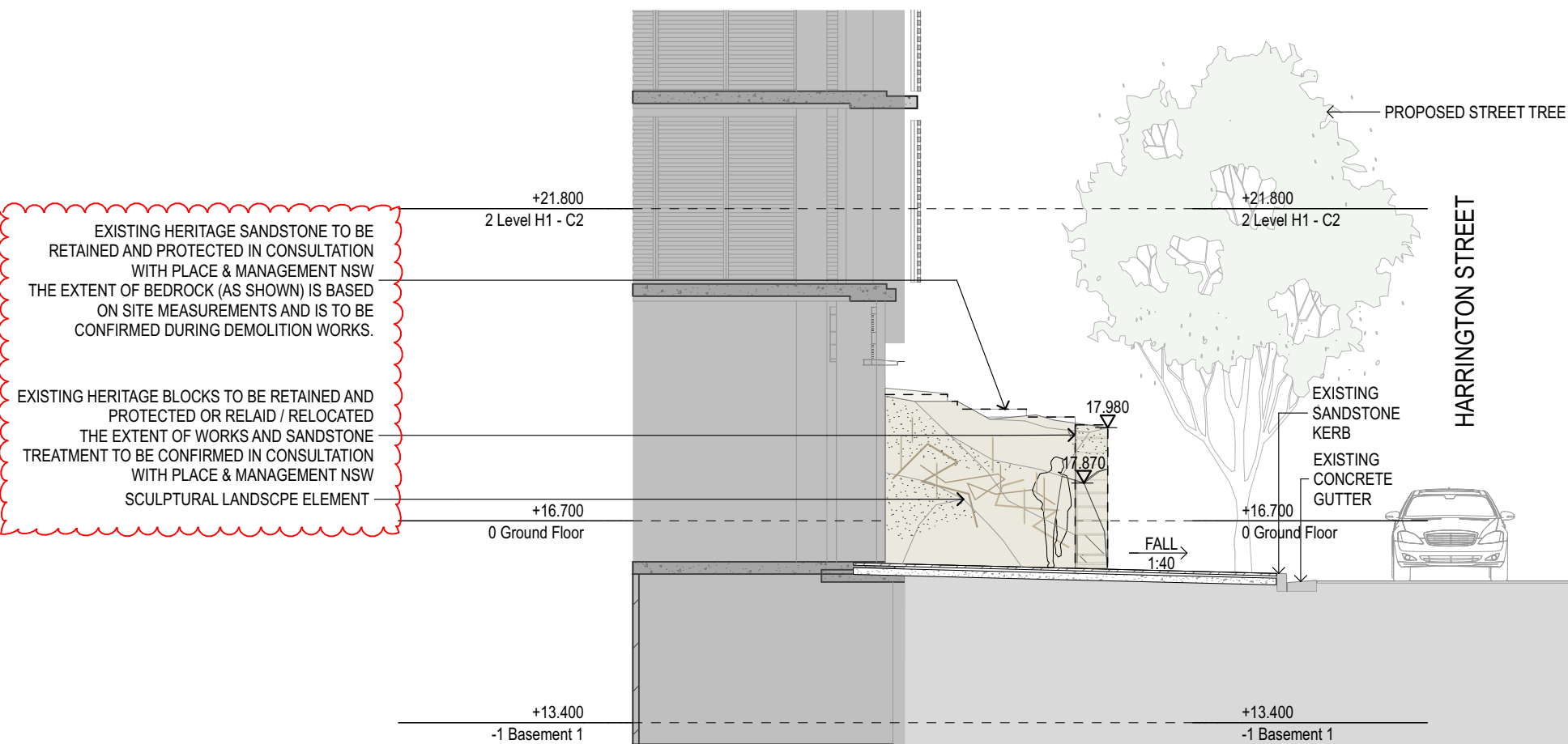
project code sheet no. revision

GA85H **DA-8002** **07**

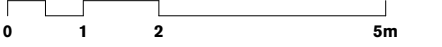




1 PLAN The Harrington Street Ridge
1:100



2 SECTION/ELEVATION The Harrington Street Ridge
1:100



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legend

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

EXTERNAL WORKS FINISHES LEGEND

- | | |
|------|--|
| G1 | Granite Austral Black, Flame Exfoliated
300 / 450 / 600 / 900 x 450mm |
| G2 | Granite Austral Black, Flame Exfoliated
250 / 500 / 750 x 250mm |
| B1 | Bluestone, Flame Exfoliated
300 / 450 / 600 / 900 x 450mm |
| B2 | Bluestone, Natural Cleft & Flame exfoliated
250 / 500 / 750 x 250mm |
| B5 | Bluestone, Flame Exfoliated
500 x 250mm |
| BM | Bluestone Paving Band
900 x 450mm |
| | Potential In-ground interpretive elements |
| GRD1 | Grated Drain 200 wide |
| BAL1 | Balustrade to penthouse rooftop terraces |
| HR1 | Double handrail |
| HR2 | Single handrail |
| MPB1 | Mass planting Bed on grade |
| MPB2 | Mass planting on structure |
| SCL1 | Sculptural Landscape Element |

CODES

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

INDICATES CHANGES FORMING THIS APPLICATION

04	13/12/2018	S4.55 Revised Submission	EG
03	20/11/2018	S4.55 Submission	EG
02	08/08/2017	DA Submission	EG
01	10/03/2017	Issue for DA	KK

rev	date	name	by
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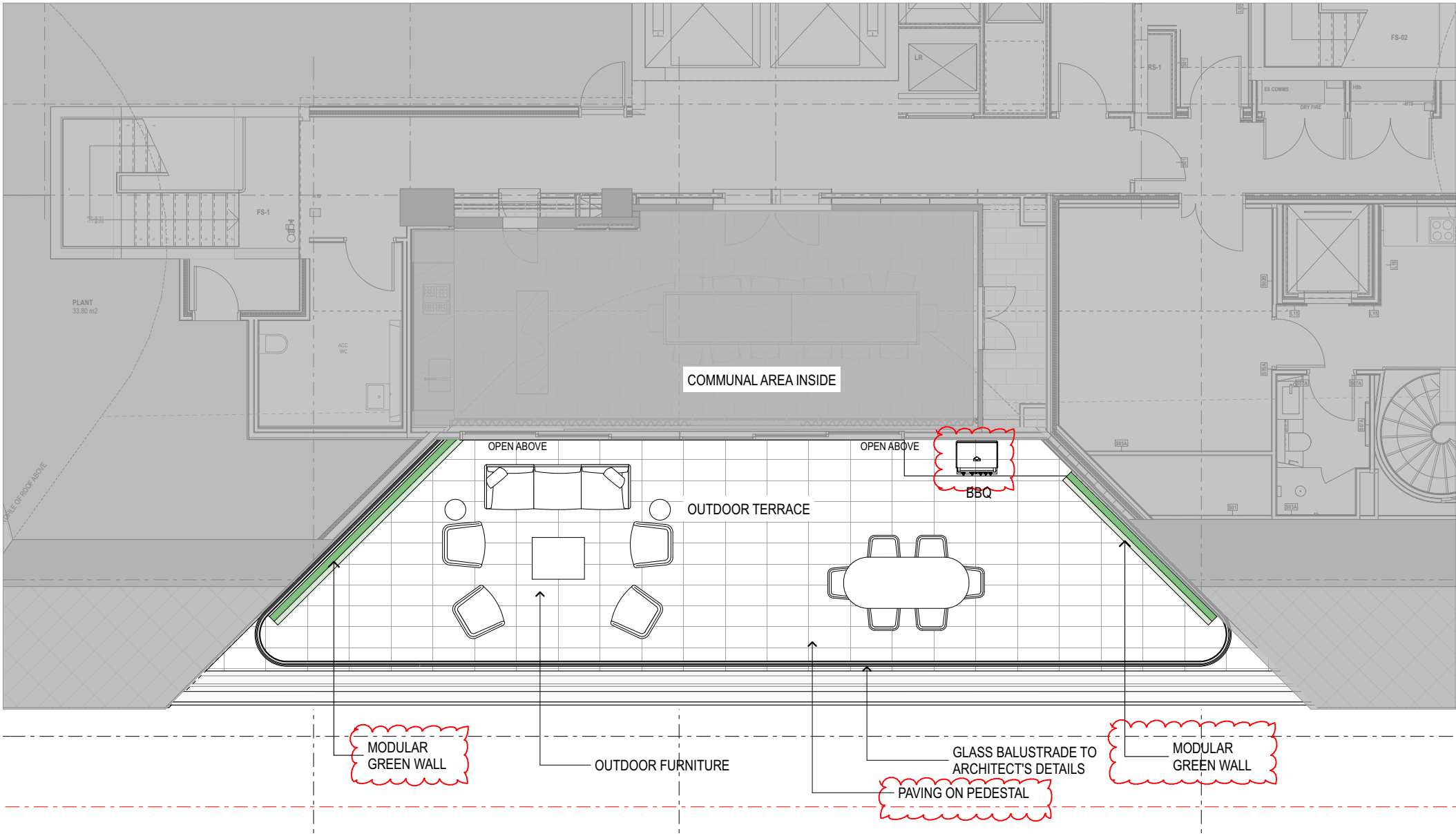


project
85 Harrington Street & 68-72 Gloucester Street
Lot 1 in DP 777033
The Rocks NSW 2000

title
Landscape Plans
The Harrington Street Ridge

scale 1:100 @ A2 first issued 10/03/2017

project code	sheet no.	revision
GA85H	DA-8006	04



1 PLAN Communal Terrace
1:100

0125m

GENERAL NOTES

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

Legend

G1

G2

B1

B2

B5

BM

GRD1 - Grated Drain 200 wide

BAL1 Balustrade to penthouse rooftop terraces

HR1 Double handrail

HR2 Single handrail

MPB1 Mass planting Bed on grade

MPB2 Mass planting on structure

SCL1 Sculptural Landscape Element

EXTERNAL WORKS FINISHES LEGEND

Granite Austral Black, Flame Exfoliated
300 / 450 / 600 / 900 x 450mm

Granite Austral Black, Flame Exfoliated
250 / 500 / 750 x 250mm

Bluestone, Flame Exfoliated
300 / 450 / 600 / 900 x 450mm

Bluestone, Natural Cleft & Flame exfoliated
250 / 500 / 750 x 250mm

Bluestone, Flame Exfoliated
500 x 250mm

Bluestone Paving Band
900 x 450mm

CODES

EX RL Existing Relative Level

FFL Finished Floor Level (internal)

RL Relative Level

SSL Structural Slab Level

TK Top of kerb Level

INDICATES CHANGES FORMING THIS APPLICATION

03	13/12/2018	S4.55 Revised Submission	EG
02	20/11/2018	S4.55 Submission	EG
01	08/08/2017	DA Submission	EG
rev	date	name	by

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project

85 Harrington Street & 68-72 Gloucester Street

Lot 1 in DP 777033

The Rocks NSW 2000

title

Landscape Plans

Communal Terrace

scale	1:100 @ A2	first issued	08/08/2017
project code	sheet no.	revision	
GA85H	DA-8007	03	



GENERAL NOTES

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legend

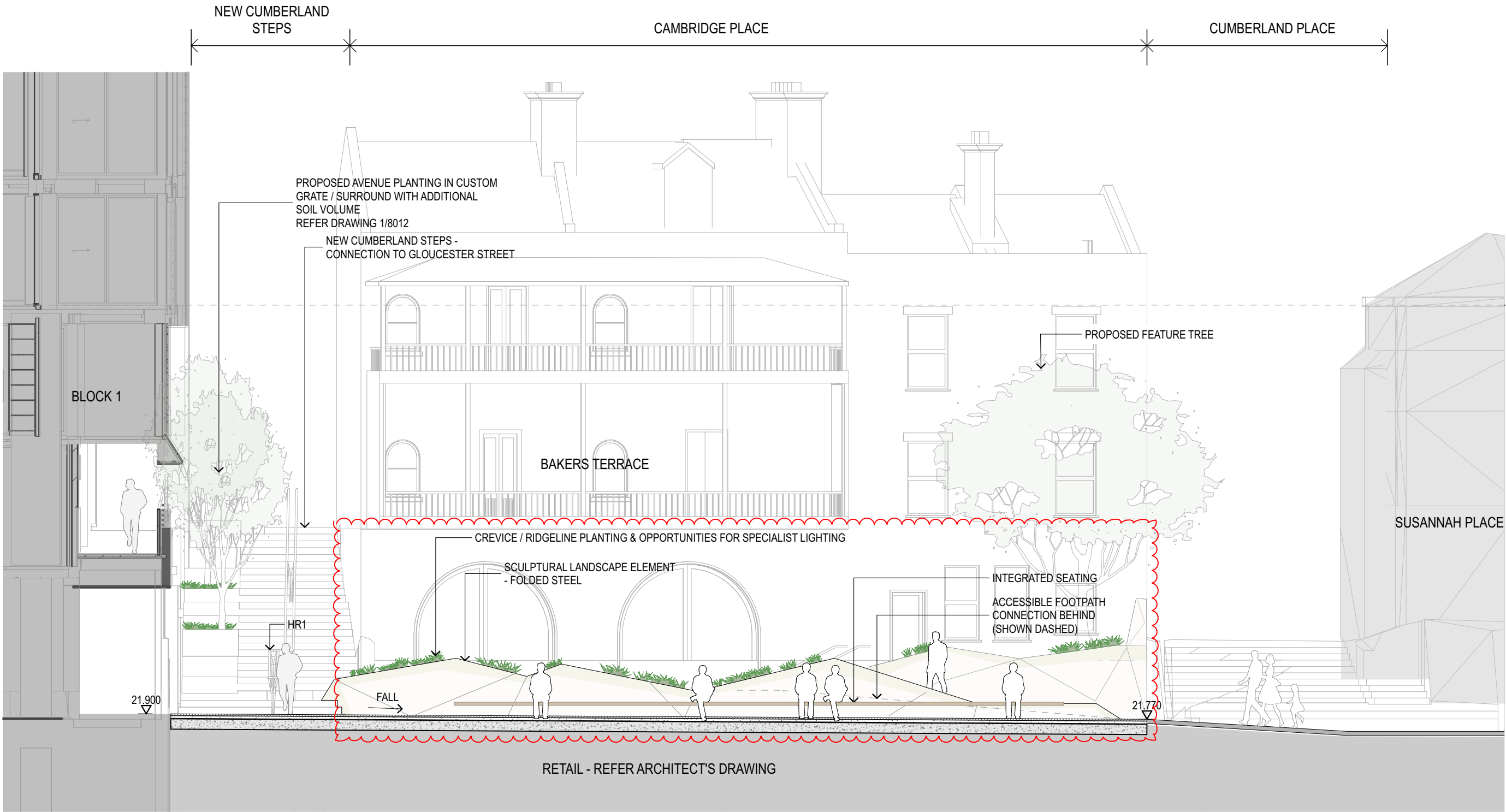
EXTERNAL WORKS FINISHES LEGEND

	Granite Austral Black, Flame Exfoliated 300 / 450 / 600 / 900 x 450mm
	Granite Austral Black, Flame Exfoliated 250 / 500 / 750 x 250mm
	Bluestone, Flame Exfoliated 300 / 450 / 600 / 900 x 450mm
	Bluestone, Natural Cleft & Flame exfoliated 250 / 500 / 750 x 250mm
	Bluestone, Flame Exfoliated 500 x 250mm
	Bluestone Paving Band 900 x 450mm
	Potential In-ground interpretive elements

	GRD1 - Grated Drain 200 wide
	BAL1 - Balustrade to penthouse rooftop terraces
	HR1 - Double handrail
	HR2 - Single handrail
	MPB1 - Mass planting Bed on grade
	MPB2 - Mass planting on structure
	SCL1 - Sculptural Landscape Element

CODES

	Existing Relative Level
	Finished Floor Level (internal)
	Relative Level
	Structural Slab Level
	Top of kerb Level



1 SECTION / ELEVATION Section Elev Bakers
1:100

INDICATES CHANGES FORMING THIS APPLICATION

07	13/12/2018	S4.55 Revised Submission	EG
06	20/11/2018	S4.55 Submission	EG
05	08/08/2017	DA Submission	EG
04	10/03/2017	Issue for DA	KK
03	02/02/2016	Issue for DA	CHS
02	12/01/2016	For Coordination	CHS
01	25/11/2015	For Coordination	CHS

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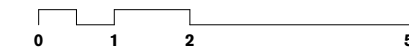


project
85 Harrington Street & 68-72 Gloucester Street
Lot 1 in DP 777033
The Rocks NSW 2000

title
Landscape Plans
Section/Elevations

scale 1:100 @ A2 first issued 25/11/2015

project code	sheet no.	revision
GA85H	DA-8010	07




GENERAL NOTES





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legend

EXTERNAL WORKS FINISHES LEGEND

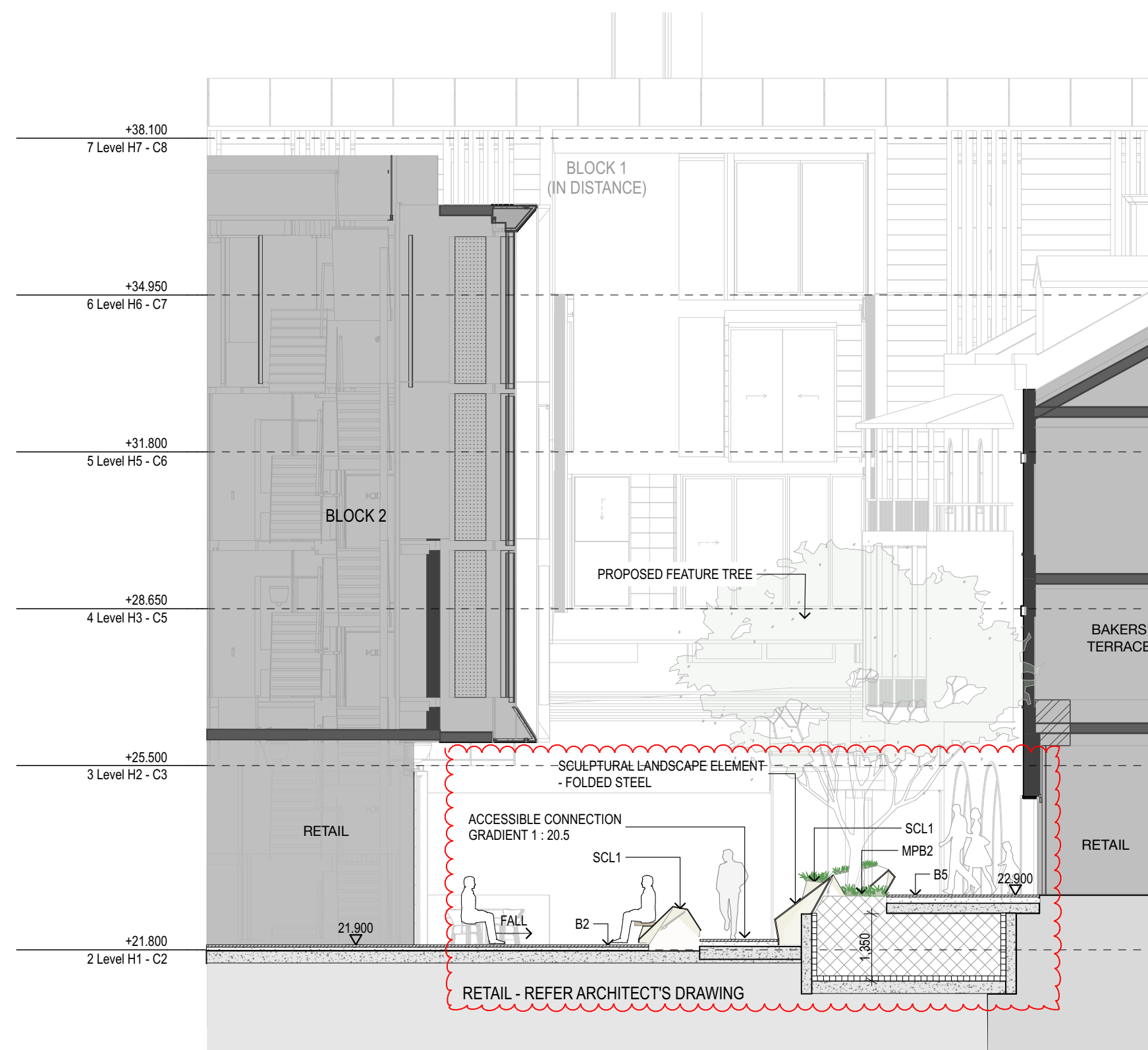
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G2	Granite Austral Black, Flame Exfoliated 250 / 500 / 750 x 250mm
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B5	Bluestone, Flame Exfoliated 500 x 250mm
BM	Bluestone Paving Band 900 x 450mm

 Potential In-ground interpretive elements

	GRD1 - Grated Drain 200 wide
	BAL1 Balustrade to penthouse rooftop terraces
	HR1 Double handrail
	HR2 Single handrail
	MPB1 Mass planting Bed on grade
	MPB2 Mass planting on structure
	SCL1 Sculptural Landscape Element

CODES

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



1 SECTION / ELEVATION Section 2 Bakers Terrace
1:100



INDICATES CHANGES FORMING THIS APPLICATION

07	13/12/2018	S4.55 Revised Submission	EG
06	20/11/2018	S4.55 Submission	EG
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rev	date	name	by
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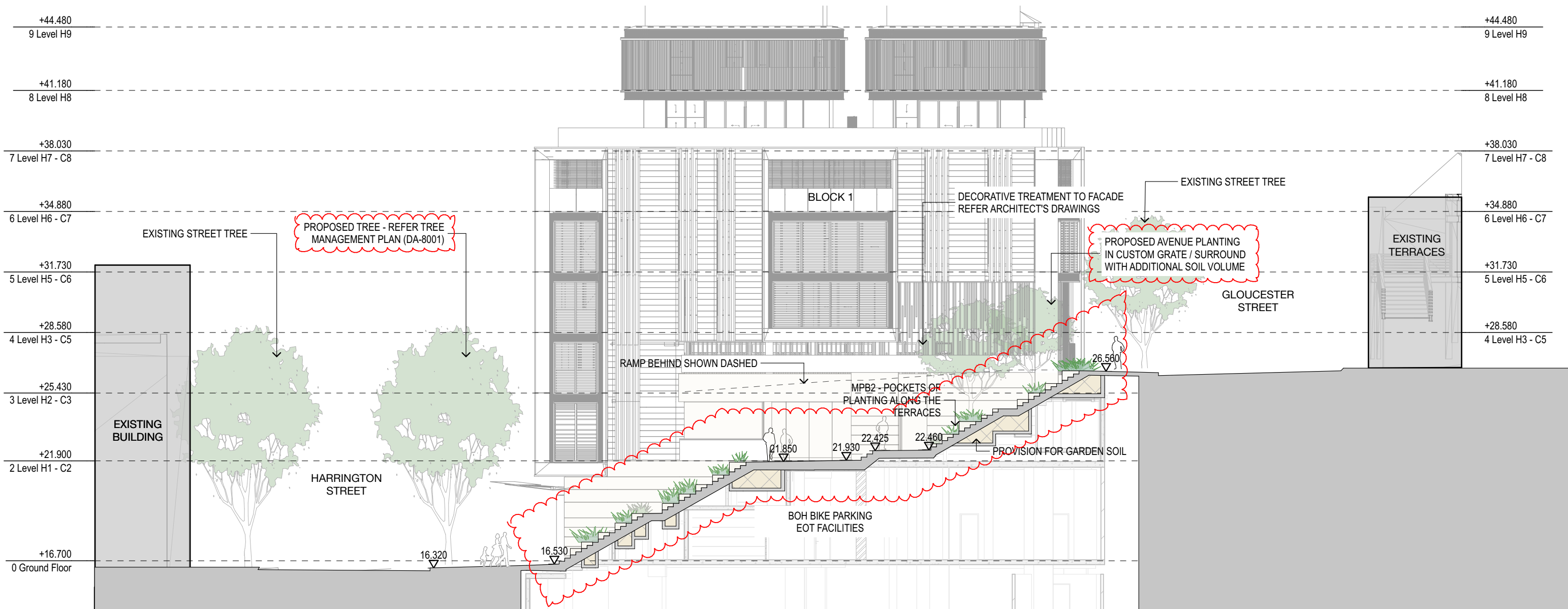
project

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Lot 1 in DP 777033
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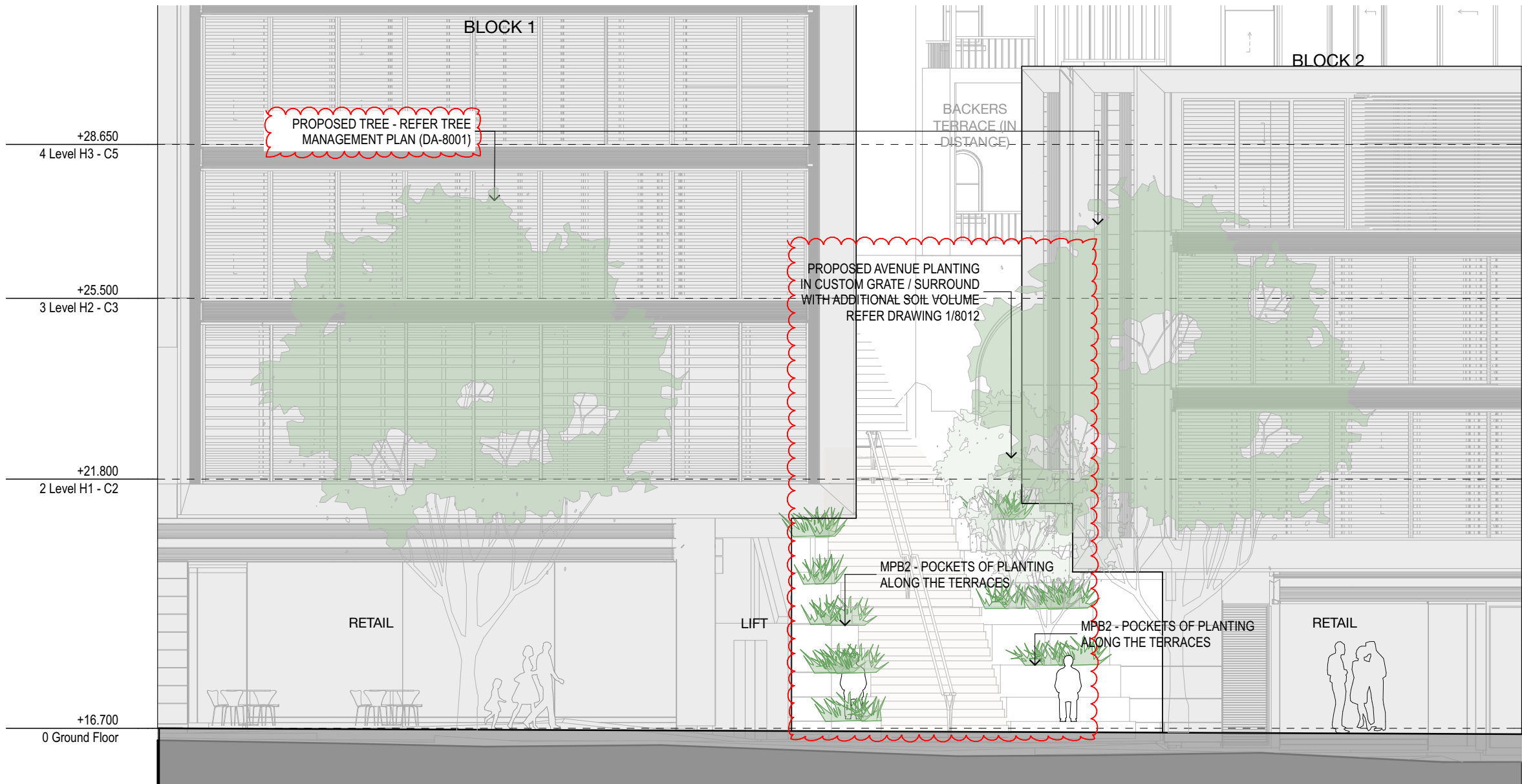
title

Landscape Plans Section/Elevations

scale	1:100 @ A2	first issued	25/11/2015
project code	sheet no.	revision	
GA85H	DA-8011	07	



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



2 ELEVATION Harrington Street Frontage
1:100



0 1 2 5m

GENERAL NOTES

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legend

EXTERNAL WORKS FINISHES LEGEND

G1	Granite Austral Black, Flame Exfoliated 300 / 450 / 600 / 900 x 450mm
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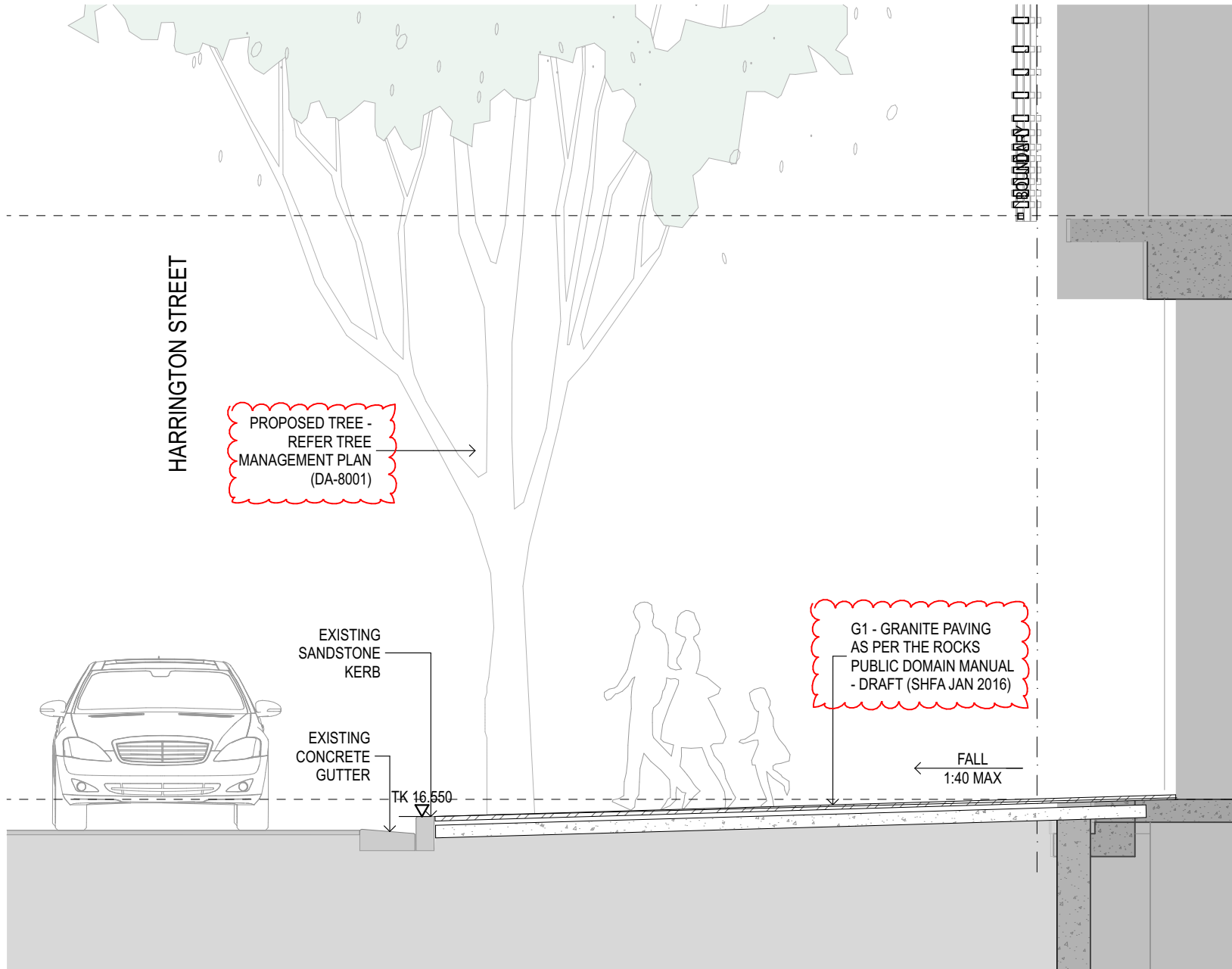
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project
85 Harrington Street & 68-72 Gloucester Street
Lot 1 in DP 777033
The Rocks NSW 2000

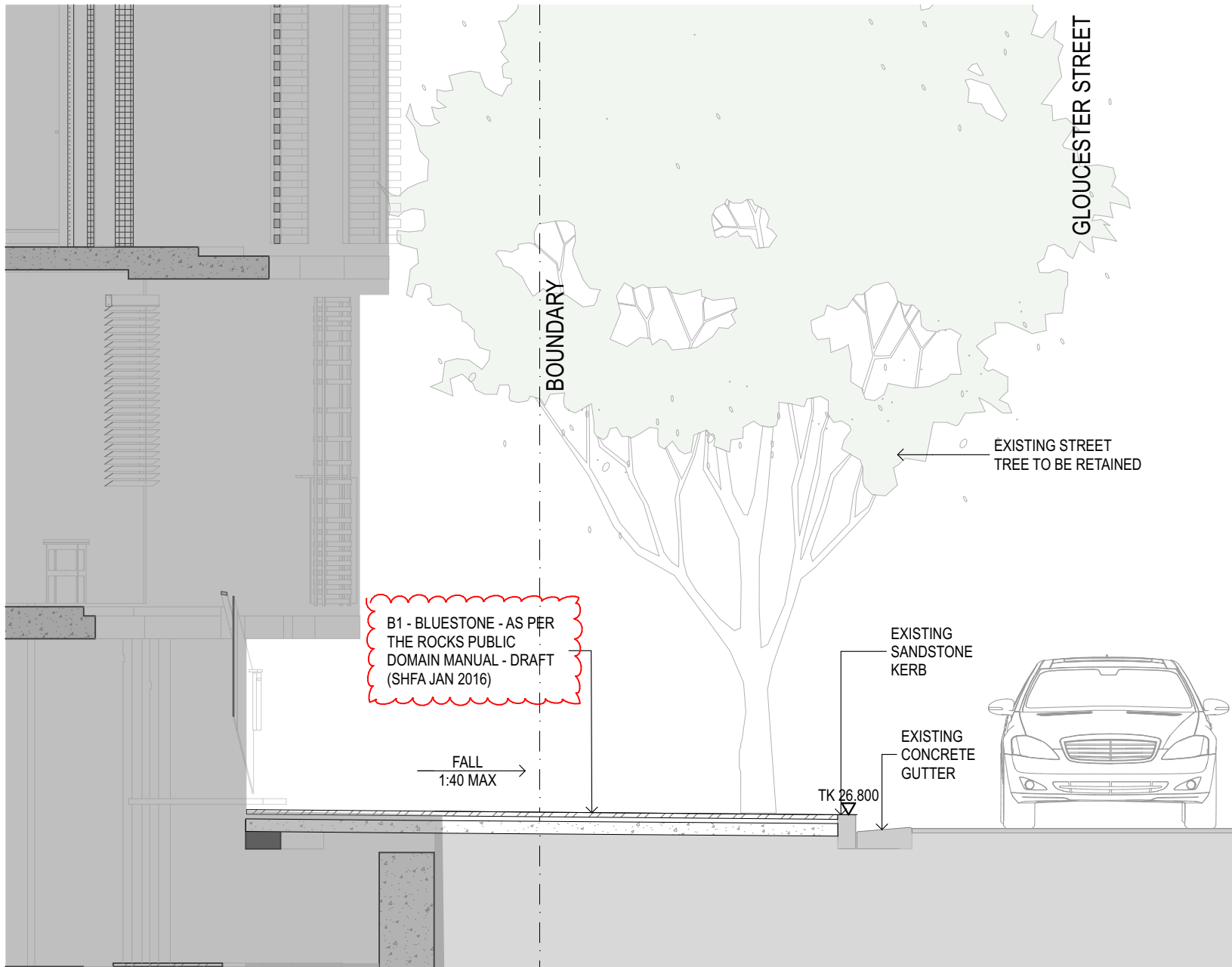
title
Landscape Plans
Section/Elevations

scale 1:100 @ A2 first issued 25/11/2015

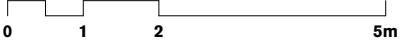
project code GA85H sheet no. DA-8012 revision 07



1 SECTION / ELEVATION Harrington St Section
1:50



2 SECTION / ELEVATION Gloucester Street Frontage
1:50



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legend

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Section/Elevations

scale 1:100 @ A2 first issued 25/11/2015

project code GA85H sheet no. DA-8013 revision 07