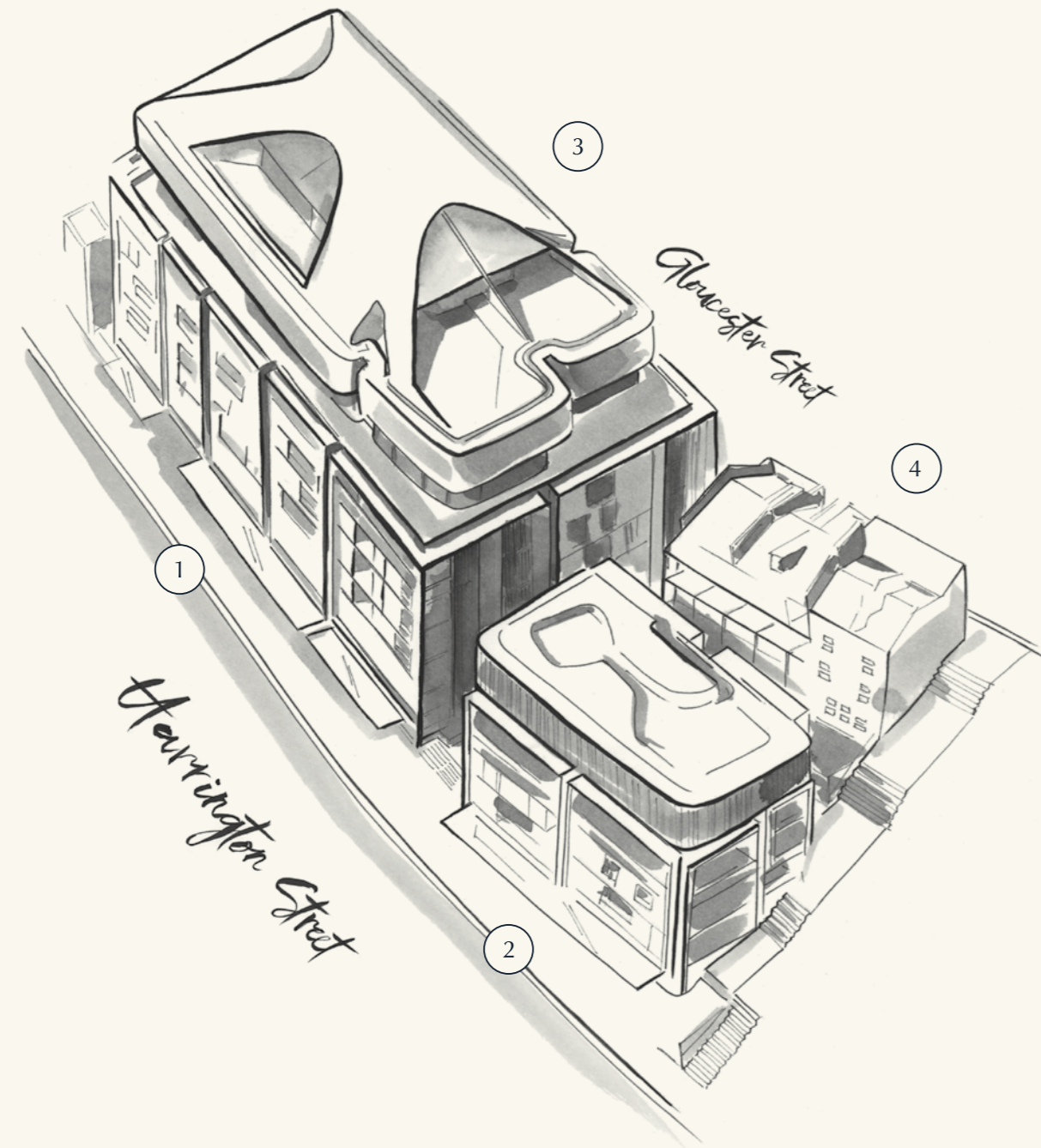


THE
HARRINGTON
COLLECTION

THE ROCKS SYDNEY

THE
HARRINGTON
COLLECTION





1. THE HARRINGTON 2. THE CAMBRIDGE
3. GLOUCESTER TERRACES 4. BAKERS TERRACE

THE HARRINGTON COLLECTION

Designed by award-winning architects fjmt, these four distinctive stories read as a seamless collection of moments, housed within an iconic address at The Rocks. Drawing cues from the dramatic texture and beauty of this heritage locale, each home has its own style and aspect, reflecting the intricate craftsmanship of the area, as well as your own individual tastes.

Steeped in history, The Rocks possesses a rare inner-city village charm. This is modern living of a completely timeless nature. Nowhere else will you find markets, art galleries, cafés and restaurants framed by terracotta rooftops, sandstone walls and unmissable views of the Opera House and Sydney Harbour Bridge.

THE HARRINGTON

40 HARBOURSIDE RESIDENCES - PG13

THE CAMBRIDGE

9 BOUTIQUE RESIDENCES - PG31

GLOUCESTER TERRACES

7 STREET-FRONT TERRACES - PG41

BAKERS TERRACE

2 THREE-BEDROOM HERITAGE HOMES - PG47





“THE DUAL ICONS OF THE
OPERA HOUSE AND THE HARBOUR
BRIDGE PROVIDE THE PERFECT FRAME
TO THE EVER-CHANGING VIEWS.”

RICHARD FRANCIS-JONES – DESIGN DIRECTOR, FJMT

THE HARRINGTON

HARRINGTON STREET – THE ROCKS SYDNEY

Welcome to The Harrington. With prime frontage onto both Harrington and Gloucester Streets, it comprises 40 grand residences including rooftop penthouses and sub-penthouses, with each individual space designed to bring a sense of unique Rocks historic setting into your home.

The upper penthouse levels float effortlessly above the terracotta rooftops, offering sweeping views of the harbour and Opera House through dramatic floor-to-ceiling windows. The Harrington residences below afford intimate aspects of tree-lined streets, village charm and Sydney's skyline beyond.

The distinctive façade of The Harrington presents a unique design language of 'frames' drawn on the deep splayed reveals and sills of The Rocks' heritage buildings. These frames are enhanced by a series of articulated bronze and terracotta batten details.

3 FLOATING PENTHOUSES (LEVEL EIGHT)

3 TERRACE SUB-PENTHOUSES (LEVEL SEVEN)

34 HARBOURSIDE RESIDENCES









THE 'ROCKS' PALETTE

Inspired by the warm tones of local stone, this palette features light timber joinery and flooring. A natural white materiality with golden tones is used in the kitchens and bathrooms to add warmth and subtle luxury. Within bathrooms, a second stone application of pale grey is introduced as the backdrop to the beautiful pale masonry frames of the vanity and storage.

THE 'HARBOUR' PALETTE

Inspired by Sydney's coastal setting, this palette features a serene, cool tone for the timber joinery. Light coloured timber detailing is crisp with a sophisticated white and silver grey masonry reminiscent of water in motion.

Both palettes are elevated with the introduction of sleek metallic finishes to robes, kitchen handles and the luxurious fixtures throughout.

WHERE SANDSTONE MEETS HARBOUR

From bespoke detailing through to the grandest of bay windows, each residence pays homage to The Rocks before subtly and seamlessly converging with the harbour, bringing two iconic palettes into one succinct story.





“With a generous communal rooftop terrace available to residents, spectacular views of Sydney’s most iconic landmarks are a daily occurrence. This space has been carefully designed to maximise vistas, flowing seamlessly onto adjoining lounge, dining and kitchen areas.”

RICHARD FRANCIS-JONES – DESIGN DIRECTOR, FJMT



THE HARRINGTON COLLECTION

THE ROCKS SYDNEY - PAGE 25

Artist Impression





“Inspired by our nostalgic setting - we have created interiors that encompass a series of bespoke moments through thoughtful design, careful detailing and deliberately framed view lines.”

LINA SJÖGREN - SENIOR ASSOCIATE, FJMT

THE HARRINGTON COLLECTION



THE ROCKS SYDNEY - PAGE 29

Artist Impression



THE CAMBRIDGE

CAMBRIDGE LANE – THE ROCKS SYDNEY

Welcome to The Cambridge. Nestled between the historic Cumberland Steps and Harrington's Cambridge Lane, this exclusive address comprises just nine superbly crafted residences, each with at least two frontages.

With a selection of either one, two or three bedroom configurations, The Cambridge, at the northern end of the collection, shares a similar design language to The Harrington. The level six penthouse with its bronze batten façade presents magnificent Harbour and Opera House views.

1 FLOATING PENTHOUSE (LEVEL SIX)

8 BOUTIQUE RESIDENCES

“Reflecting The Rocks’ famous sandstone character, terracotta-clad street walls are framed with sandstone-tinted portals to emanate tones that merge effortlessly with the neighbouring brick terraces.”

RICHARD FRANCIS-JONES - DESIGN DIRECTOR, FJMT

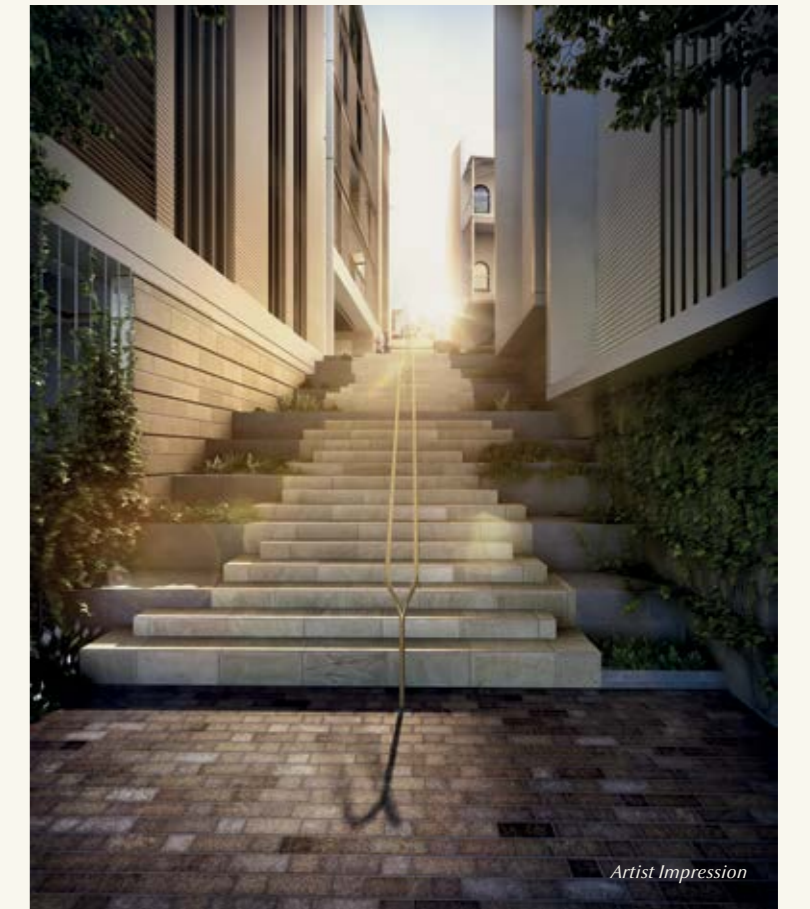




“The interiors of The Cambridge blur the line between the timeless scenes outside and the contemporary design inside. Each space is a study in masterful composition.”

LINA SJÖGREN - SENIOR ASSOCIATE, FJMT





CAMBRIDGE LANE & PROVIDORE

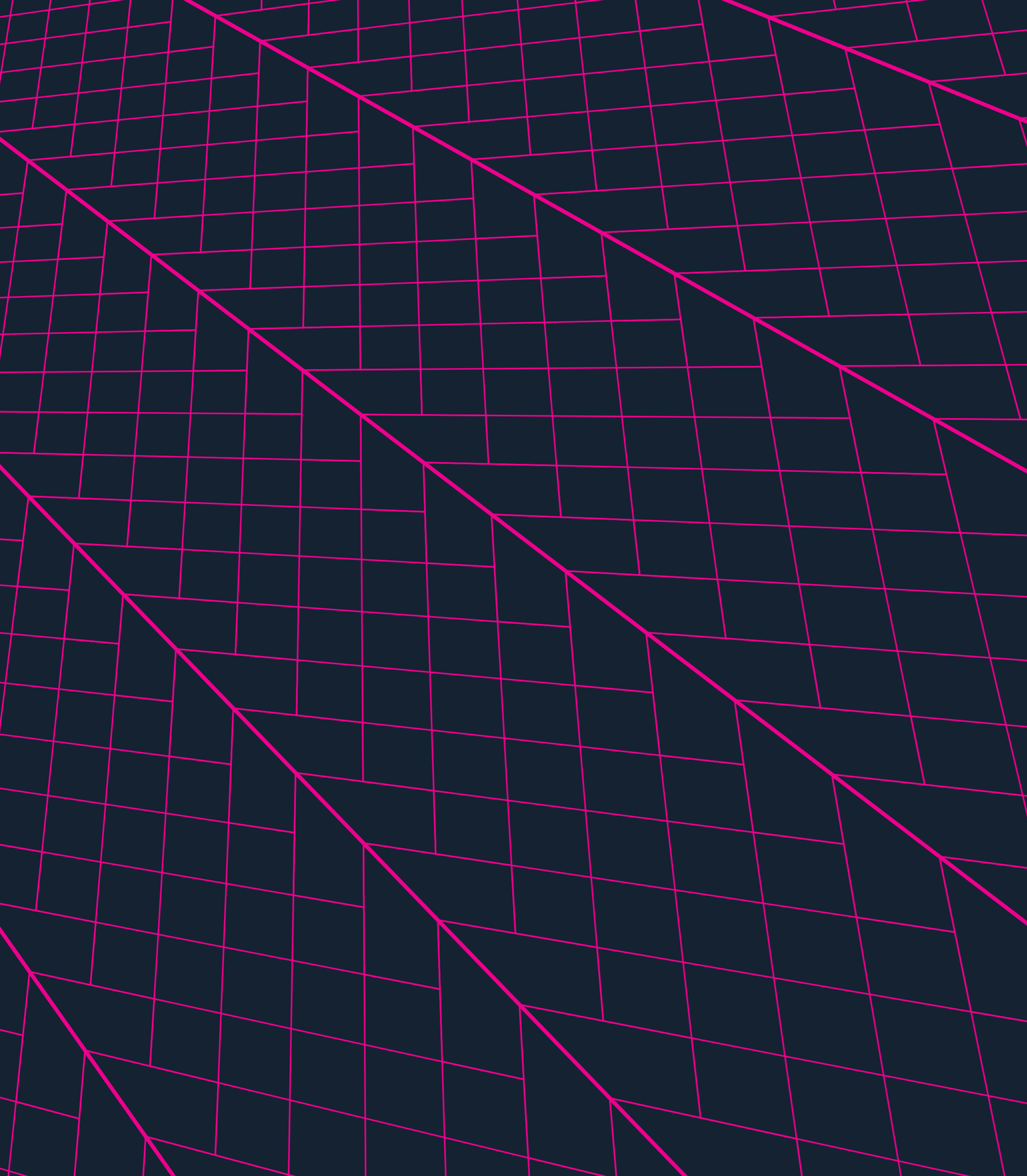
Many of The Rocks' original winding pathways have sadly been lost. That's why The Harrington Collection will reinstate paths and spaces reminiscent of the past, by creating charming new places to appreciate and explore.

The worn sandstone Cumberland Stairs will be enhanced by a new wider southern stair and courtyard to be known as Cambridge Lane, which will include the Cambridge Lane Providore.

This vibrant area will reflect the true village character of The Rocks. With an essential ingredient providore, a café and landscaped al fresco dining, this unique setting will sit at the very heart of The Harrington address.

THE
HARRINGTON
COLLECTION





GLOUCESTER TERRACES

GLOUCESTER STREET – THE ROCKS SYDNEY

Welcome to the Gloucester Terraces. Offering the rare opportunity of individual addresses to each street-facing home, these are Sydney's seven most impressive double-storey townhouses.

Fronting onto Gloucester street and surrounded by heritage buildings of varied scale and character, the Gloucester Terraces pay homage to the existing stoop typology and external stairs in the street, adding yet another layer of richness to The Rocks' ever-changing landscape.

Each impeccably detailed two and three-bedroom townhome boasts strong connections to the textural streetscape, with the western orientation allowing interiors to be flooded by magnificent afternoon light.

7 STREET-FRONT TERRACES



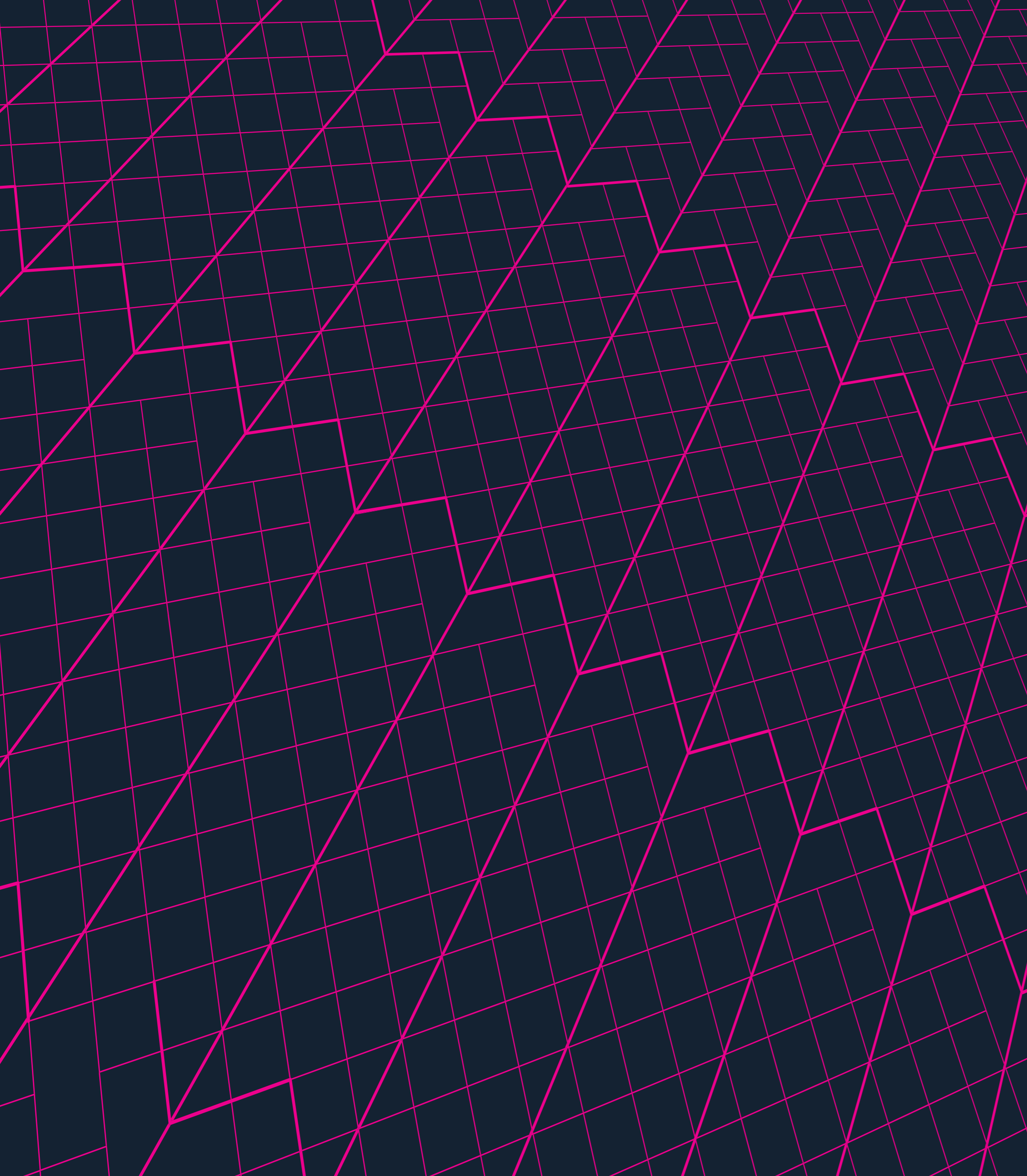
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BAKERS TERRACE

GLOUCESTER STREET - THE ROCKS SYDNEY

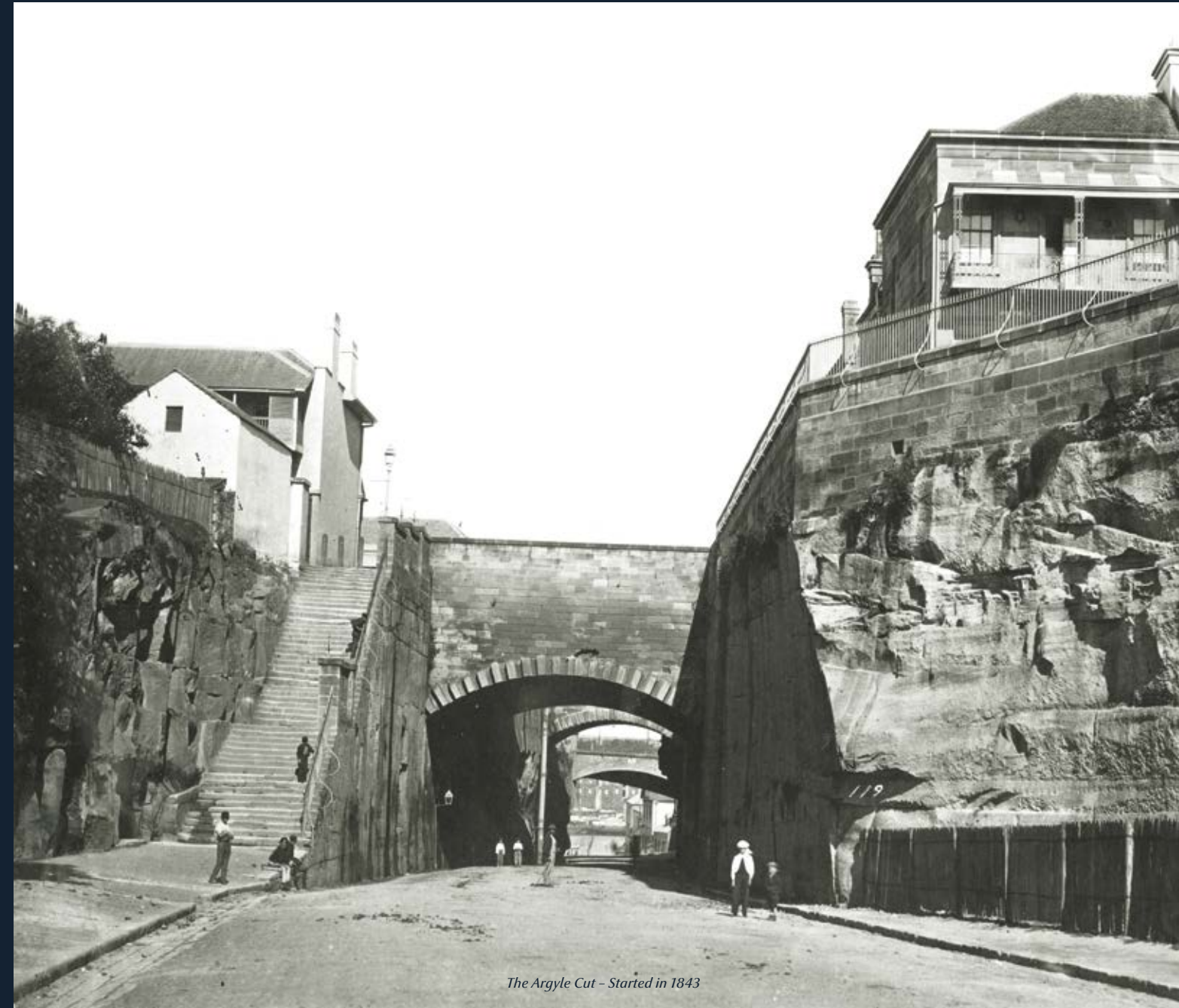
At last, we welcome you to Bakers Terrace, and your own iconic moment in The Rocks' history. Built in the late 1800s with original frontage onto Gloucester Street, this component of the collection consists of just two extraordinary heritage offerings. The three-bedroom Bakers Terrace homes are meticulously restored in keeping with the heritage overlay. Contemporary detailing is bordered by theatrical ceilings and historic frameworks, combining to form an uncompromising array of historic and modern Sydney living in one signature address.

2 THREE-BEDROOM HERITAGE TERRACES





Harbour Rocks Hotel – Constructed: 1890



The Argyle Cut – Started in 1843

The textures and colours of The Rocks are a unique reflection of its history and topography. Where once upon a time, modest daub shacks mingled with finely detailed brick buildings. Where grander homes were gouged out of sandstone, perched on excavated rock and sited on multiple levels. Where even today, the beauty of modern architecture adds new layers to one of Australia's oldest stories.



THE AUSTRALIAN HOTEL

Opened in 1824

In 1824, the first incarnation of The Sydney Gazette announced that the Australian Heritage Hotel was open for business. It moved to its current location in 1900 and has since become an enduring establishment with its original awnings, etched signage and saloon doors.



OBSERVATORY PARK

Developed in 1856

The site of the Sydney Observatory was used in early settlement as a windmill. Later, a fort was built on the hill to defend the colony from possible attack. In 1856, it became an Observatory and gathering place for events like the opening of the Harbour Bridge in 1932.



LORD NELSON HOTEL

Trading since 1842

This grand Georgian-style establishment has welcomed many generations of Rocks locals and visitors through its big and sturdy doors. Trading since 1842, it's claimed to be one of Australia's oldest surviving pubs and was named in commemoration of Lord Horatio Nelson himself.



THE HARBOUR BRIDGE

Opened 1932

Still the world's largest steel arch bridge, this Sydney icon took six million hand-driven rivets, 53,000 tonnes of steel, 1,400 workers and a grand total of eight years to build. Today, it carries traffic and avid bridge climbers as well as fun-runners, in moments that continue to evolve.



ARGYLE CUT

Started in 1843

One of the most incredible engineering feats of its time, the Argyle Cut underpass was cut from a giant sandstone cliff. Workers chipped away by hand until explosives were later used. Today, it forms part of Sydney's Vivid festival when it is seen in a whole new light.



THE OPERA HOUSE

Completed 1956

A little-known Danish architect by the name of Jørn Utzon had a vision for a curved, sculptural building on the harbour, derived from the surface of a sphere. In a moment of pure creativity, he broke convention and changed the face of The Rocks – and the nation – forever.

LIFE IN THE ROCKS IS EPITOMISED BY ITS CONNECTION TO BOTH THE PAST AND THE PRESENT. AROUND EVERY CORNER, THERE LIES A TRULY RARE DISCOVERY, READY TO BE REVEALED TO THOSE WHO EXPLORE ITS PATHWAYS AND EMBRACE EACH MOMENT BEFORE THEM.



AMONG THE BEST OF SYDNEY

The Harrington Collection is surrounded by the vibrant amenity of The Rocks, Walsh Bay, the new Barangaroo precinct and the CBD itself.

RESTAURANTS / BARS

Gateway Dining Precinct	1
Cruise Bar	2
Glenmore Hotel	3
Saké Restaurant & Bar	3
The Cut Bar & Grill	3
Quay	4
The Australian Heritage Hotel	5
Grosvenor Place Food Hub	6
Benelong	7

PARKS / CONVENIENCE

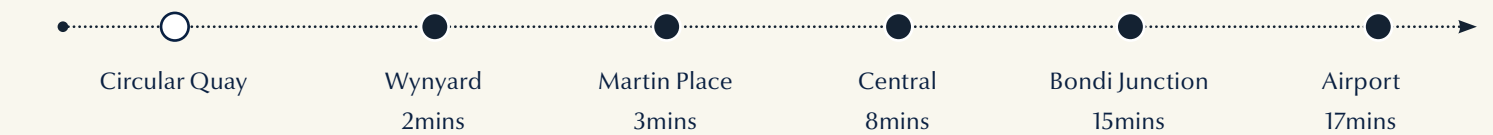
Dawes Point	8
Royal Botanic Garden Sydney	9
Barangaroo Reserve	10
First Fleet Park	11
Observatory Hill Park	12
Circular Quay Ferry Terminal	13
KGV Recreation Centre	14
Fitness First Platinum	15
Sydney Harbour Bridge	16



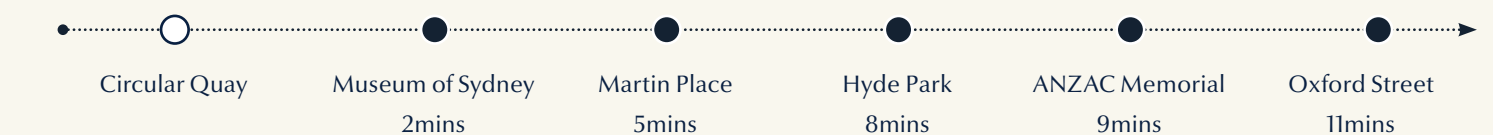
FERRY



TRAIN



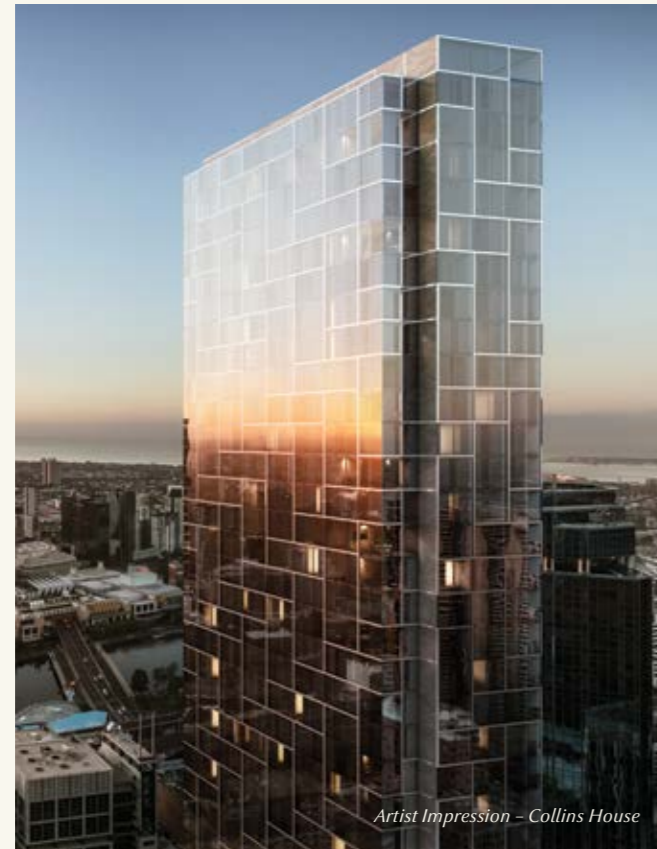
BUS



TRANSPORT HUB

With the ferry terminus and train station at Circular Quay only minutes from the door, and buses and light rail nearby, The Harrington Collection is easily accessible from all over Sydney.

PROUDLY DEVELOPED BY



CO DEVELOPER



GOLDEN AGE

Golden Age Development Group is an established Australian property development business known for signature, high-end commercial and iconic residential projects in key capital city locations.

Previous Melbourne projects include The Emerald, Opera, Sheraton Melbourne – the first five-star hotel in the CBD for fifteen years when it launched in 2014, and Victoria One, which will be the CBDs tallest tower when it is completed in 2017. More recently, Golden Age has developed Sydney's highly successful Park One; Macquarie Park; No1 Lachlan; Waterloo; and Essence, Double Bay.

goldenagegroup.com.au

hannas

With a distinct commitment to environmentally sustainable development and technology, Hannas is one of Sydney's most progressive property services providers. Their fully integrated approach spans all disciplines from design, engineering and construction; to project management, property analysis and investment.

Working on individual projects and collaboratively on joint ventures as their widespread experience within industrial, commercial, residential and civil spaces has seen them become experts in each field. Most recently, Hannas has developed The Podium in Homebush, as well as the highly esteemed Bellevue Hill Project.

hannas.com.au

DEVELOPMENT PARTNERS



TIME & PLACE

Developers, Time & Place, are creating a new story in the Australian property market, delivering exemplary projects of purpose and value. The team's careful, holistic approach sees them engage in all stages of work to develop quality, contemporary places for people – ones that enrich everyday life.

With diverse experience across the residential and mixed-use spaces, their approach never ceases to embody passion, professional aptitude and focus. These principles are exemplified by recent work on Victoria One and Collins House in Melbourne, and Essence Double Bay and No.1 Lachlan in Sydney.

timeplace.com.au

ARCHITECT & INTERIOR DESIGN



fjmt

fjmt is a multidisciplinary, multi-award-winning design house that fuses the disciplines of architecture, interiors, landscape and urban design. With offices in Sydney, Melbourne and England's Oxford, the same unwavering passion sits at the core of all work: the dual pursuit of design excellence and enhancement of the public domain. Embodying the shared values and aspirations of each community they work with, fjmt focuses on the spatial and organic interconnections that occur between built form, people and place. It's what makes every project indisputably unique – most notably, Sydney's Waterfront Pavilion, EY Centre and Anadara, Baranagaroo.

fjmtstudio.com



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GOLDEN AGE
>

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Disclaimer: This brochure is intended as a general guide only and should not be relied upon in making a decision to lease all or any part of the property at 85 Harrington Street, The Rocks. The Lessor advises that whilst care has been taken in compiling the information contained in this document, it does not warrant that this information is accurate or complete and disclaims all liability from use of or reliance upon this information. This information is of a general nature only and prospective lessees should seek further information from the Lessor and obtain their own expert advice. All artist impressions are indicative only. No warranty is given that any works completed will comply to any degree with the artist impression.