

## **Attachment A8**

**Draft Inventory Sheet – 50-58 Roslyn  
Gardens, Rushcutters Bay - Aquarius**

Name			
Aquarius, formerly Florida Towers and Roslyn Towers			
Address	50–58 Roslyn Gardens, Rushcutters Bay	Lot number	Part Lot 1 DP 83374, Lots 1–74 SP 12106
Architect	Harry Seidler & Associates	Construction date	1965
Builder	James Wallace		
Listings	<p>Sydney Local Environmental Plan 2012: Within the Elizabeth and Rushcutters Bays Heritage Conservation Area (C20), identified as detracting on the Sydney Development Control Plan building contributions map.</p> <p>Australian Institute of Architects (NSW Chapter) Register of Significant Architecture (AIA Register).</p>		

### Historical overview

The Cadigal people of the Eora nation have lived in the Sydney area for thousands of years and have shaped its landscape and nurtured its plants and animals. The Cadigal people called Rushcutters Bay 'Kogerah'. It was a place where Aboriginal people and Europeans gathered rushes, used respectively for crafting light-weight fishing spears and for thatching settler huts. According to Dr Paul Irish, settlers were cutting rushes in this bay within weeks of the arrival of Europeans in Australia in 1788.<sup>1</sup> Irish further records several different Aboriginal settlements, at different times, occupying land on either side of the Rushcutters Creek (through the present Rushcutters Bay Park) and on higher grounds on either side of the bay.

The subject site formed part of the original 54-acre property granted to Alexander Macleay, Colonial Secretary of New South Wales, by Crown grant in 1831. In 1839 Macleay constructed a stone mansion named Elizabeth Bay House on the property, as well as extensive stables, museums, and a large garden of interesting plants featuring specimen trees, an orchard and an orangery. Financial trouble forced Alexander MacLeay to submit to the foreclosure of his mortgage to his son William Sharp Macleay in 1845. When William died in 1865, the property passed to his brother George. George arranged for the subdivision of the property and sold leaseholds between 1865 and 1882. The subject site is located on part of the Elizabeth Bay Estate, Darlinghurst, advertised for sale by Richardson and Wrench in this period.

In the 1930s the site was occupied by Jensen's Tennis Courts, Rushcutters Bay, a tennis college advertised in March 1932 as being 'the finest in Sydney, equipped with all modern conveniences [with] latest American lighting system, next best to daylight'. The college was run by Edward Patrick Jensen.

In 1959 City of Sydney Council refused a development application by American Motor Courts Ltd to erect a 13-storey motel in Roslyn Gardens, Rushcutters Bay. Eight residents lodged objections to the proposed motel on the site, then occupied by tennis courts and a small single-storey building. From 1960 to 1962 the Council considered acquisition of the land that is adjacent to the Council-owned kindergarten.

Harry Seidler lodged a development application to Council in February 1963 to erect a 10-storey, 100-unit block of bachelor and one-bedroom flats estimated to cost £200,000. The client was Latec Investments Ltd, which intended to purchase the site. Elsewhere the owner and Seidler's client was noted as Theonel Pty Ltd on behalf of Latec Investments.

In April 1963 the Council sought amended plans from Harry Seidler & Associates to reduce the number of flats to 80 and reduce the height of the building.

At the end of April the City Building Surveyor recommended the application be granted. The owners promised to build a children's swimming pool, which would have public access at certain times and for certain groups.

<sup>1</sup> Paul Irish, *Hidden in Plain View*, NewSouth Publishing, Sydney, 2017.

## Historical overview

Seidler wrote in July 1963: 'The aim of the design was to achieve the best possible amenities for the flats, which is to face all main rooms of the eighty units towards the harbour view coinciding with the desirable orientation of north-east' (Harry Seidler + Associates Architects to Town Clerk, 16 July 1963, DA file 1963/167).

The earlier offer to make the swimming pool available for use by the local community was later rescinded by the owner. The amended plans were provisionally approved subject to provision of off-street parking for 50 cars on the site. The architects lodged the building application in August 1963 for the 10-storey block (the full height limit) of 80 bachelor and one-bedroom flats, estimated to cost £150,000. The working drawings and specifications were approved the following month.

Work had commenced on the site by March 1964 and the building was completed in the second half of 1965. It was advertised from August as the Florida Towers Motel Apartments, offering serviced apartments with a TV, phone, radio and all-electric kitchen as well as carparking. All units enjoyed views of the swimming pool and the harbour beyond.

The building was renamed The Towers Motel by 1972. Artcraft Neon Signs Ltd lodged an application in 1975 on behalf of Page Investments Pty Ltd to change the text of existing illuminated signs on pylons erected within the grounds of 50 Roslyn Gardens from 'Florida Towers Motel Apartments' and 'Sorry no vacancies' to 'Florida Towers, Motel, Swimming Pool Own Kitchen Harbour Views' and 'Guests Parking 1<sup>st</sup> Drive Left'.

In 1976 Hooker Home Units Pty Ltd advertised 50 Roslyn Gardens as Aquarius, selling studio and one-bedroom apartments with superb waterfront views ranging in price from \$19,250 to \$23,500 for studios and \$24,750 to \$30,000 for one-bedroom apartments.

### Harry Seidler & Associates

Harry Seidler (1923–2006) was born in Vienna to Jewish parents. Following the Nazi occupation of Austria in 1938, Seidler relocated to England where he attended Cambridge Polytechnic, before being deported to Canada in 1940. He was awarded a Bachelor of Architecture in Canada in 1944. He won a scholarship to study at the Graduate School of Design, Harvard University, where Walter Gropius and Marcel Breuer were teachers. He then studied at Black Mountain College, under Josef Albers, before working with Breuer in New York City (1946–1948) and briefly with Oscar Niemeyer in Rio de Janeiro, on his way to Sydney in 1948.

Arriving in Sydney, his first commission was to design a house for his parents (Rose Seidler House, 1948–1950). Seidler gained Australian citizenship and in 1958 married Penelope Evatt, who was to be a significant partner in his career. By the 1960s Seidler's practice began to receive significant commissions including Blues Point Tower (completed 1962) and Australia Square (1960–1967). The latter, designed with engineer Pier Luigi Nervi, became a 'type-model' for Seidler's urban tower designs throughout his career. From the 1970s Harry Seidler & Associates was commissioned for significant large-scale commissions across Australia and overseas. These included the Australian Embassy, Paris (1973); MLC Building, Sydney (1978); Riverside Centre, Brisbane (1984); Shell Headquarters, Melbourne (1988); and QV1, Perth (1992).

Throughout his career, Seidler wrote about architecture and taught at various universities around the world, as well as advocating planning reform in Australia. He was awarded numerous honours throughout his career including being made an Honorary Fellow of both the American Institute of Architects and the Royal Institute of British Architects (RIBA awarded him the Royal Gold Medal in 1996); and a Life Fellow (1970) of the Royal Australian Institute of Architects (receiving 50 awards including five Sulman Medals, four Wilkinson Awards and the Gold Medal [1976]). He was also awarded an Order of the British Empire (1972). His impact and the work of his firm were a major cultural influence, applying uncompromising Bauhaus-inspired modernist architecture and principles in Australia.

## Description

An external-only site visit from the public domain was undertaken by GML in September 2024. The physical assessment is based on publicly available documentation of the site.

## Description

### Setting and context

Aquarius is located on the eastern side of Roslyn Gardens on an irregular shaped lot. The majority of the lot is set 7m below Roslyn Gardens on the flatter land that characterises Rushcutters Bay Park to the east. Access to the building from Roslyn Gardens is via a raised pedestrian bridge. Vehicle access to the ground-level parking is from Queens Avenue to the east of the lot.

The apartment building is located within the Elizabeth and Rushcutters Bays Heritage Conservation Area (HCA). The immediate vicinity of the site is characterised by interwar flat buildings and multistorey postwar and contemporary apartments, which are comparable in design and scale to Aquarius. The building is somewhat obscured due to its setback and mature street trees and dense planting to the building's east. However, the scale, design, form and materiality of Aquarius is similar to other modernist flat buildings in its vicinity, all of which collectively make a positive visual contribution to the HCA.

### Physical description

Aquarius is a 10-storey apartment building containing 60 studios and 20 one-bedroom units. They are 35sqm studio apartments and 47sqm one-bedroom apartments intended for, as Harry Seidler said, 'people of average means'. The building is set asymmetrically on the lot, oriented to the northeast, and offers expansive views of Rushcutters Bay, Rushcutters Bay Park and Sydney Harbour beyond. The massing is that of tower, bridge and slab; a slender slab with a separated core that appears as a tower (much like the Balfour Tower, London, designed by Erno Goldfinger, 1963). The apartments are set back much farther from the streets than their neighbours, necessitating a long bridge that passes dramatically through a tall, blank façade. The 'tower' core contains two elevators, a lift lobby, a garbage chute and a balcony overlooking the street. At alternate levels a communal laundry is located in the lift lobby space, which is accessed by another small bridge from the access stairs.

The northeastern façade is relatively flush with a subtle rhythmic contrast between the full-height glass to the balconies of one-bedroom apartments and the lower, flusher sliding windows and fixed glass of the studio (bedsit) apartments. The windows have blue coloured aluminium roller blinds that, set within the concrete window frames, give the eastern façade a distinctive dynamic balance of elements characteristic of many of Seidler's projects. The balconies appear to have retained their original steel and 'weldmesh' wire mesh balustrades.

The southern façade is extraordinary. It is both highly modelled and highly ordered, a matrix of boxes cantilevering from the slab form with horizontal concrete accessways threaded between. The cantilevered boxes are the bedrooms of the one-bedroom apartments (four per floor). A secondary semi-open stairway is located to the east of the residential block.

The building is constructed of a reinforced concrete frame with blond face brickwork infill walls. The brickwork is cantilevered 20mm from the supporting slab edges, creating a band of shadow. Board-formed concrete slabs and beams are exposed externally. The projecting bays have horizontally proportioned aluminium-framed ribbon windows with fixed and awning windows.

The units are oriented so that the living areas face the light and views. Bathrooms are internal with a service core and the kitchens on the south have high narrow ribbon windows for ventilation. From the open gallery access corridor, a half-stair leads up or down to two apartments. Units with an additional bedroom have an internal stair leading to the projecting cuboidal bedrooms along the southern side. The arrangement is extremely efficient with the access corridor set below each apartment, so southern windows remain private, and mirrored units share a service riser.

The interiors have not been inspected and the description is based on documentary evidence including original plans and publications. The integrity of the internal configuration and finishes is unknown.

### Landscaping

The landscaping of the site is limited. Some mature trees along Roslyn Gardens provide visual screening to the building. There is a landscaped area and swimming pool on the eastern side of the site at ground level. The trees within Waratah Street Reserve to the eastern side also provide landscape buffering between the site and the public domain.

## Description

### Modifications/integrity

The original exposed board-formed concrete surfaces have been painted beige.

Council records from 2004 indicate the following:

D/2010/147 was approved for internal alterations to a unit including removal of internal walls and installation of a new bathroom and kitchen.

Various DAs were lodged into 2001, 2002 and 2020 for minor works including alterations and additions to the existing kerbside bin enclosure, front fencing, stairs and alterations to units.

### Condition

The overall condition of Aquarius is unknown.

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## Comparative analysis

Aquarius can be seen as representative of Seidler's early 1960s multi-residential projects with a focus on utility, repetition, density and high levels of amenity, especially solar access, natural ventilation and views. It is also rare as the first and arguably most highly resolved of Seidler's split-level apartment designs of this period.

Aquarius is a representative example of the linearly planned late 1950s and early 1960s works of Harry Seidler & Associates including the City Council Housing Apartments in Camperdown (unbuilt), Ithaca Gardens Apartments 1 (unbuilt) and Diamond Bay Apartments (1962). From 1964 onwards Seidler's housing schemes tended to rely on linear arrangements with complex split-level planning, and later still with curved, radial planning showing Baroque influences.

Aquarius is an important example of a group of projects Seidler completed in the 1960s, when economically planned flats on smaller sites were a particular focus. Although each responded to its site and context, as a group they can be seen as evolving structural and planning prototypes. Seidler noted in relation to this group of apartments 'the aim of their design is the development of prototypes incorporating a system, both of planning and construction' (*Living and Partly Living*, 1971).

Aquarius shares the following characteristics with these projects: each is built of poured-in-place rough-sawn board-formed concrete and brick infill walls. They all explore systematised construction with repeated layouts and segregated vertical access cores, simplifying the main structure. They all express their structure, and their façades express their internal uses and the importance of rooms through window size. Typically, full-height glass walls alternate with ribbon windows created by down-turned concrete slabs. Fixed awnings and sun shading are all carefully arranged to create a characteristic 'tensional' façade pattern.<sup>2</sup> Lesser rooms (kitchens and bathrooms) are given horizontal ribbon windows, generally on the secondary elevations. During this period Seidler fought regulations requiring direct ventilation for kitchens and bathrooms, so his plans could maximise the amenity of living zones.

Aquarius has particular significance as the first in Seidler's split-level apartment projects. Ithaca Gardens, Elizabeth Bay, and Glenview Apartments, Tamarama, were both originally made up of two-level apartments but were re-designed to contain more conservative single-level apartments. The only other completed examples are Ercildoune, completed just afterward in 1966, and Village Towers (Arlington), Edgecliff (1965–1966), of the same period. Only Ercildoune and Aquarius feature projecting bedroom units on the rear façade, creating one of Seidler's most distinctive façade treatments, possibly his most successful demonstration of his characteristic 'tensional' façade patterns.

The design is based on Housing Type F1 developed by the Standardisation Department at Stroykom RSFR, an office for the development of standardised housing established in the USSR in 1928 and led by the architect Moisei Ginzburg. It contained two-level apartments that are served by an open access corridor on every second floor. Seidler developed this housing type further with the addition of the expressed bedroom volumes to the south.

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<sup>2</sup> Harry Seidler, architects' statement in Ian Mackay, *Living and Partly Living: Housing in Australia*, 1971, p 186.

## Comparative analysis

Although this was an approach Seidler adopted in several structures it is perhaps best realised here. These innovations in construction and planning are technically significant and rare for this period in Australian architecture.

Aquarius was widely published in architectural media and by Seidler himself including in the final publication *Harry Seidler: Four Decades of Architecture*, by Kenneth Frampton and Philip Drew. Its plan, section and distinctive façade are all recognisable and have been celebrated as architectural innovations.

Aquarius has representative significance as an important example of Seidler's 1960s multi-unit apartment projects, which collectively have an exceptional level of significance for their ability to demonstrate the architect's evolving planning and construction prototypes. Seidler's architecture of this period was extremely influential, widely published and highly awarded. It can be seen to have made a major contribution to the development of modern architecture in Australia and is highly regarded internationally.

As one of Seidler's most noteworthy early experiments in apartment design Aquarius has exceptional aesthetic significance as an example of creative and technical achievement. Aquarius is considered rare as one of few examples of Seidler's experiments with split-level planning and as a particularly innovative example of his work in the 1960s.

Chris Abel notes in the introduction to *Harry Seidler: Houses & Interiors*, volume 1: 'There have been few architects who have been able to squeeze so much useable space, or so much delight, out of a tight budget'.<sup>3</sup> This is demonstrated in Aquarius.



Figure 1 Balfour Tower, Poplar, a Grade II\* listed tower block designed by Erno Goldfinger in 1963 for the London County Council, built 1965–1967, which adopts the same separated circulation tower as Aquarius. (Source: Wikimedia)

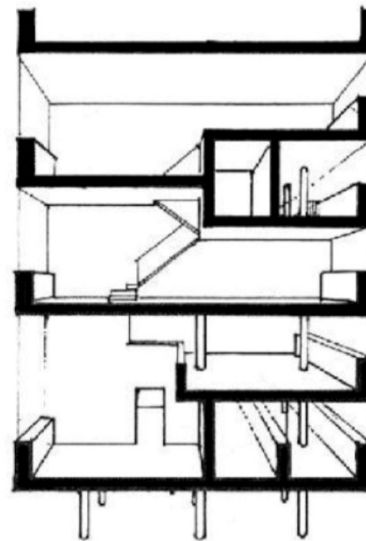


Figure 2 Housing Type F1 developed by the Standardisation Department at Stroykom RSFR, an office for the development of standardised housing established in the USSR in 1928 and led by Moisei Ginzburg. (Source: Wikimedia)

<sup>3</sup> Abel, C 2003, *Harry Seidler: Houses & Interiors*, Volume 1, Images Publishing Group, p 9.

## Assessment of significance

### Criterion A (Historic significance)

Aquarius has historic significance as an innovative example of high-rise housing developed in the Elizabeth Bay and Potts Point area during the 1950s and 1960s. Its construction as a motel, later sold individually as compact studio or one bedroom apartments, is able to demonstrate an important change in the historical and social development of the area.

The building's design demonstrates modernist architecture's engagement with compact multi-housing forms and is a key example of the introduction of Harry Seidler's international influenced modernism into the Australian context. Aquarius is able to demonstrate wider historical trends of importance to the local area and to NSW more generally.

Aquarius **has** cultural significance at a local level under this criterion.

Aquarius does not have cultural significance at a state level under this criterion.

### Criterion B (Historical association)

Aquarius is associated with architect Harry Seidler, one of the most significant modernist architects in Australia, who has made an important contribution to the development of Australia's built environment. As one of his most noteworthy apartment projects of the 1960s, Aquarius has strong associations with the architect.

Aquarius **has** cultural significance at a local level under this criterion.

Aquarius does not have cultural significance at a state level under this criterion.

### Criterion C (Aesthetic/creative/technical achievement)

Aquarius shows many innovations in planning and construction that make it a noteworthy example of a late 1950s–1960s modernist apartment building.

Aquarius displays typical elements of the work of architect Harry Seidler during the 1960s. It shares aesthetic elements with some of Seidler's most notable projects including Ithaca Gardens, Blues Point Tower, Village Towers (Arlington), and Erildoune, which demonstrate distinctive aesthetic attributes in form and composition. Aquarius also has unique aspects in its design and construction that demonstrate creative and technical excellence, innovation and achievement.

In construction, planning and detailing Aquarius demonstrates Seidler's progressive development of design prototypes applied across multiple projects. Its expression of structure, its regular façade arrangement, its use of raw materials and efficient planning with a concern for natural light, sun shading, and ventilation are all typical of Seidler's highly acclaimed architecture. Aquarius was widely published and is a noteworthy example of the architect's work. Aquarius is a substantial achievement and the work of an important designer.

The original design and structure are largely intact, with minimal alterations visible to the exterior of the buildings.

Aquarius **has** cultural significance at a local level under this criterion.

Aquarius has potential significance at a state level under this criterion.

## Assessment of significance

Criterion D (Social, cultural and spiritual significance)	<p>Aquarius is listed on the Australian Institute of Architects (NSW Chapter) Register of Significant Architecture, indicating that it has importance to architects and the design community more generally.</p> <p>Aquarius <b>has</b> cultural significance at a local level under this criterion.</p> <p>Aquarius does not have cultural significance at a state level under this criterion.</p>
Criterion E (Research potential)	<p>As an early example of innovative apartment design and construction in Australia, and as an example of Seidler's early apartment designs, Aquarius has the ability to contribute to knowledge about the evolution of housing in Australia and the work of Harry Seidler.</p> <p>Aquarius <b>has</b> cultural significance at a local level under this criterion.</p> <p>Aquarius has potential significance at a state level under this criterion.</p>
Criterion F (Rare)	<p>Aquarius is considered rare as an early and innovative modernist apartment project in Elizabeth Bay.</p> <p>As one of Seidler's most noteworthy early experiments in apartment design Aquarius has exceptional aesthetic significance as an example of creative and technical achievement. Aquarius is considered rare as the first, and one of few examples, of Seidler's experiments with split-level planning, and as a particularly innovative example of his work in the 1960s.</p> <p>Aquarius <b>has</b> cultural significance at a local level under this criterion.</p> <p>Aquarius does not have cultural significance at a state level under this criterion.</p>
Criterion G (Representative)	<p>Aquarius is considered to have representative significance as one of a group of 1960s apartment projects designed by Harry Seidler &amp; Associates, which as a group are highly significant. Other examples include Ithaca Gardens, Blues Point Tower, Village Towers (Arlington), Ercildoune and Gemini. These projects were widely published and featured in the multiple surveys of Harry Seidler's career. As Seidler himself noted, each project applied a series of evolving structural and planning prototypes. They were built of the same materials, and with evolving structural systems, repeated layouts for construction efficiencies, repeated window units and sun shading elements to create characteristic 'tensional' façade patterns. Aquarius is noteworthy among this group as the best-realised version of Seidler's split-plan form with projecting rooms and separated vertical circulation unit.</p> <p>Aquarius displays key characteristics of this significant group of apartment projects and is an important representative example of Seidler's long-term innovation and engagement with construction and planning efficiency.</p> <p>Aquarius is representative of wider trends in housing, the redevelopment of inner-city suburbs with higher density apartments, and the growing demand for compact, well-located housing.</p>



## Assessment of significance

Aquarius **has** cultural significance at a local level under this criterion.

Aquarius has potential significance at a state level under this criterion.

## Statement of significance

Aquarius has historic significance as an innovative example of medium-rise housing developed in the Elizabeth Bay and Potts Point area during the 1950s and 1960s. The building's design demonstrates modernist architecture's engagement with compact multi-housing forms and is a key example of the introduction of Harry Seidler's international influenced modernism into the Australian context. Aquarius is able to demonstrate wider historical trends of importance to the local area and to NSW more generally. It has strong historic associations with architect Harry Seidler, one of the most significant modernist architects in Australia.

Aquarius has exceptional levels of aesthetic significance, demonstrating a high degree of creative and technical achievement. It contains many innovations in planning and construction that make it a noteworthy example of a late 1950s–1960s modernist apartment building. It shares aesthetic elements with some of Seidler's most notable projects including Ithaca Gardens, Blues Point Tower, Village Towers (Arlington), Ercildoune and Victoria Towers (Gemini), which are distinctive in form and composition. Widely published, Aquarius is a noteworthy example of the architect's work. Aquarius is a substantial achievement and the work of an important designer.

Aquarius is likely to have importance to architects and the design community more generally as an early example of innovative apartment design and construction in Australia. As an example of Seidler's early apartment designs, Aquarius has the ability to contribute to knowledge about the work of Harry Seidler and the evolution of housing in Australia.

Aquarius is considered rare as an early and innovative modernist apartment project in the Elizabeth Bay and Potts Point area. Aquarius is considered rare as one of few examples of Seidler's experiments with split-level planning and as a particularly innovative example of his work in the 1960s.

Aquarius has representative significance as one of a group of 1960s apartment projects designed by Harry Seidler & Associates, which are collectively highly significant. Aquarius displays key characteristics of this significant group of apartment projects and is an important representative example of Seidler's long-term innovation and engagement with construction and planning efficiency.

## Recommendations

Aquarius meets the threshold for local heritage significance under all seven criteria and is recommended for heritage listing on the Sydney Local Environmental Plan.

The building should be retained and conserved. A heritage impact statement should outline any original features and their proposed management prior to any major works being undertaken.

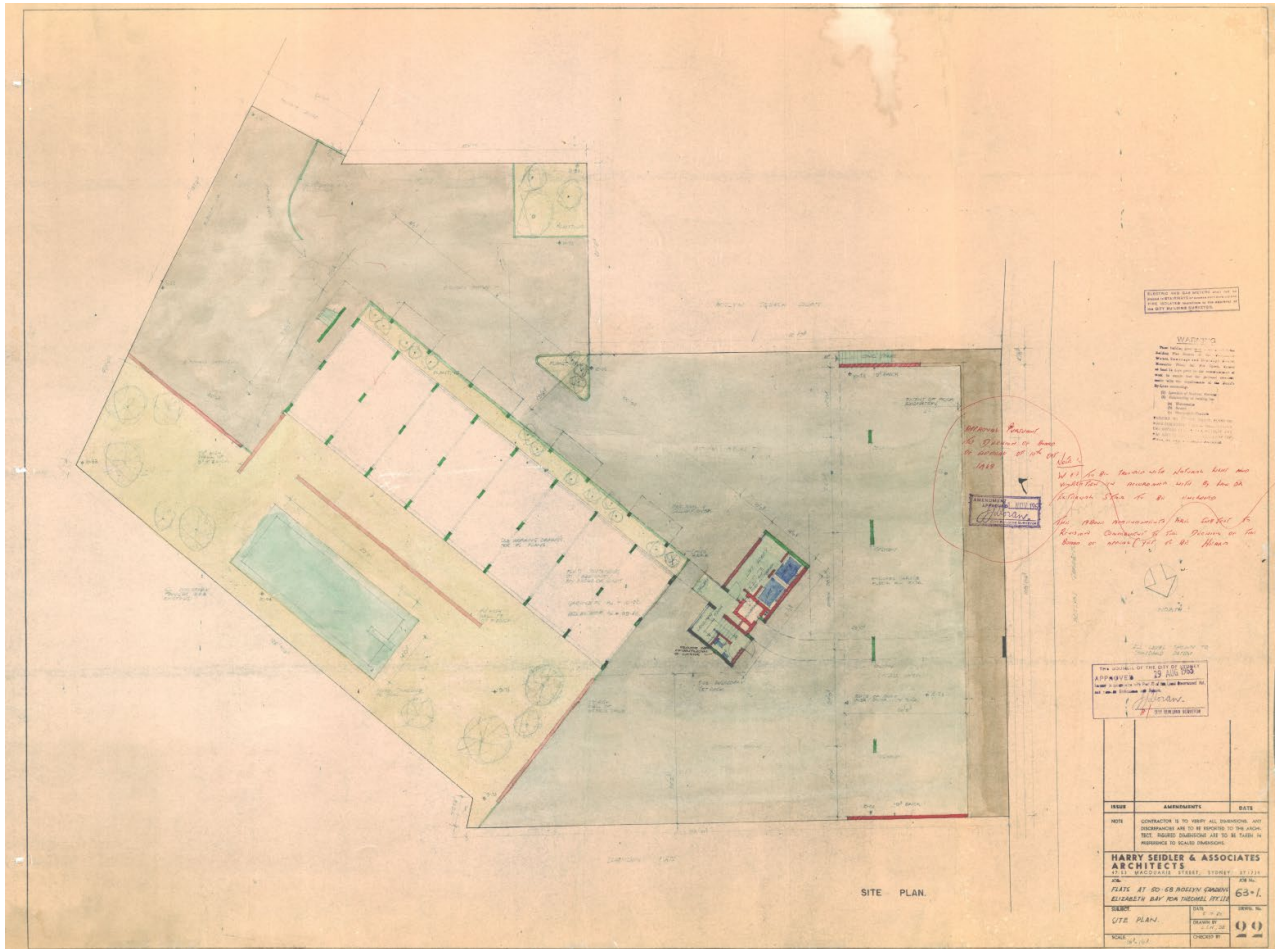
A comprehensive conservation management plan for the site should be prepared to guide future uses and development and ensure its heritage values are conserved.

## Information sources

Type	Author	Title	Year	Repository
Site inspection (external)	GML		2024	GML

Information sources				
Written	City Building Surveyor's Department	Development Application No. 167 Year 1963	1963	City of Sydney Archives
Written	City Building Surveyor's Department	Building Application File No. 1570 Year 1963	1963	City of Sydney Archives
Written	City Building Surveyor's Department	Building Application File No. 1909 Year 1965	1965	City of Sydney Archives
Written	<i>Sydney Morning Herald</i>	'Aquarius'	7 August 1976	Sydney Morning Herald Archives 1955–1995, State Library of NSW
Written	Architecture in Australia	'Roslyn Towers'	July 1966, pp 81–85	Stanton Library (AAPI 1910–1983)
Written	<i>Sydney Morning Herald</i>	'Each apartment in block has a harbour view'	8 Mar 1966, p 16	Sydney Morning Herald Archives 1955–1995, State Library of NSW
Written	<i>Sydney Morning Herald</i>	'Flats with views'	18 Oct 1966, p 26	Sydney Morning Herald Archives 1955–1995, State Library of NSW
Publication	Richard Apperly and Peter Lind	<i>444 Sydney Buildings</i> (No. 325, p 47)	1971	
Published	Ian McKay et al	<i>Living and Partly Living: Housing in Australia</i>	1971	
Published	Peter Blake	<i>Architecture for the new world: The work of Harry Seidler</i>	1973	
Published	Kenneth Frampton and Philip Drew	<i>Harry Seidler: Four Decades of Architecture</i>	1992	
Published	Chris Abel	'Introduction' in <i>Harry Seidler: Houses &amp; Interiors</i> , Volume 1	2003	

Image caption	Site plan of Aquarius.				
Image year	1963	Image by	Harry Seidler & Associates	Image copyright holder	In copyright; Harry Seidler & Associates



<b>Image caption</b>	Floor plans of Aquarius.				
<b>Image year</b>	1963	<b>Image by</b>	Harry Seidler & Associates	<b>Image copyright holder</b>	In copyright; Harry Seidler & Associates

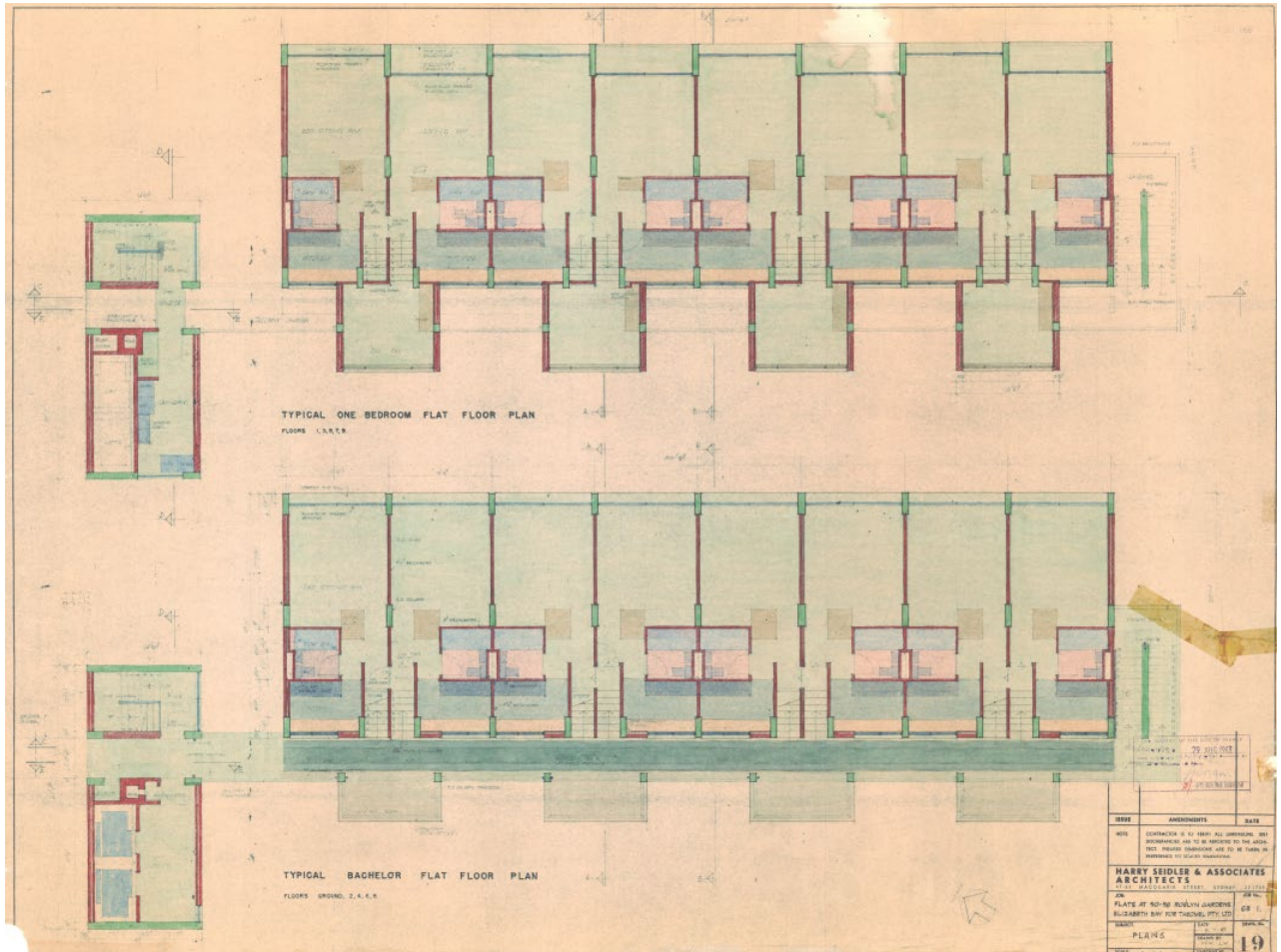
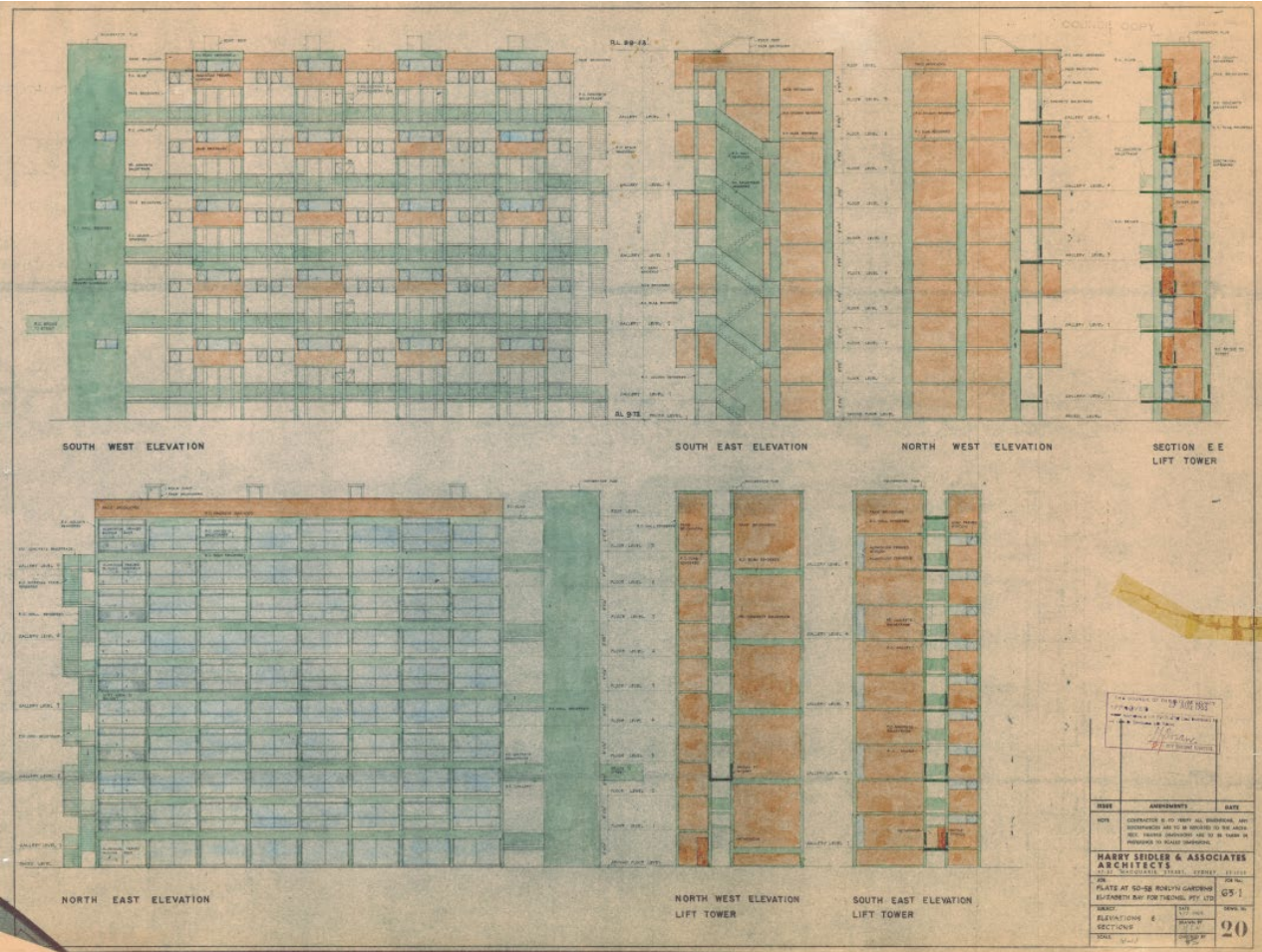
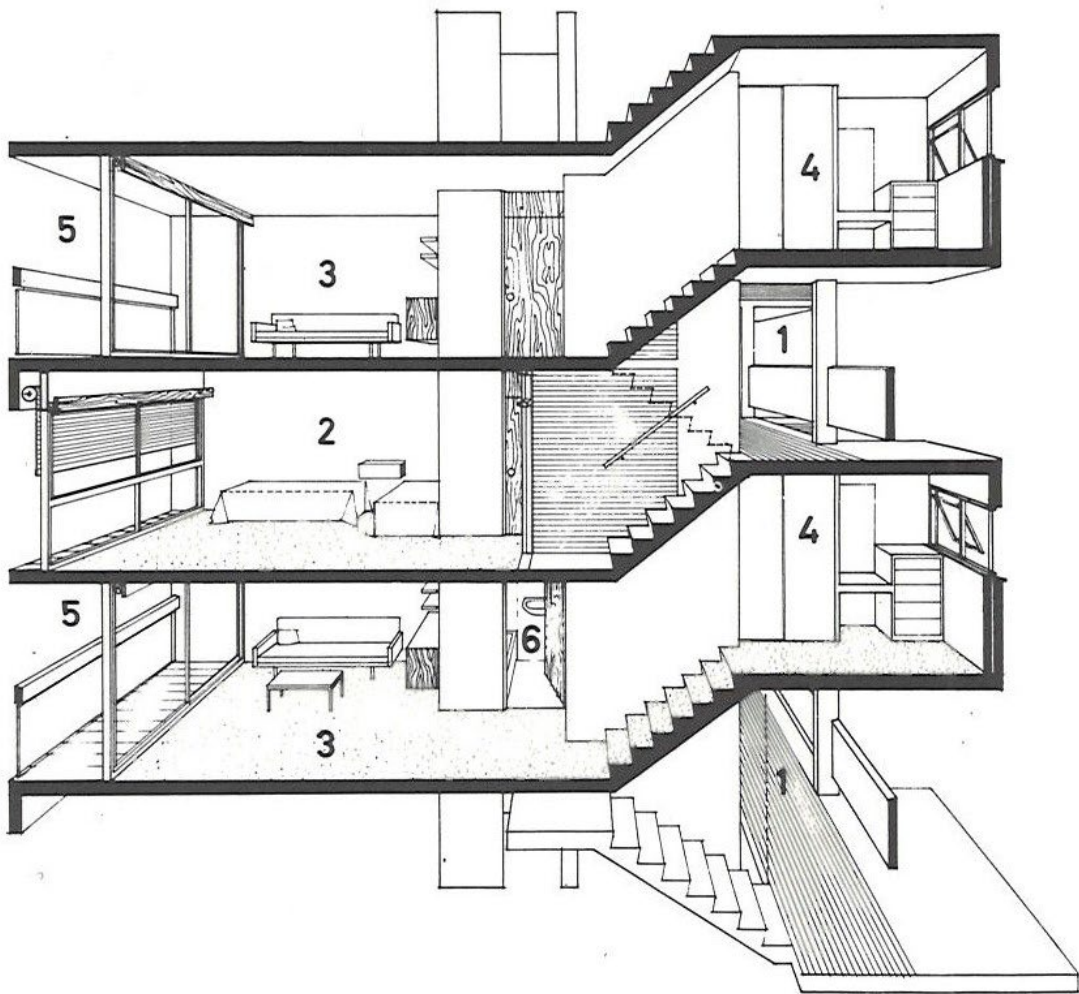




Image caption	Elevation of Aquarius.				
Image year	1963	Image by	Harry Seidler & Associates	Image copyright holder	In copyright; Harry Seidler & Associates



<b>Image caption</b>	Sectional isometric view of Aquarius. Showing external circulation galleries that serve two floors of flats and one-bedroom units alternating with studios.				
<b>Image year</b>	1971	<b>Image by</b>	<i>In Living and Partly Living: Housing in Australia</i> , 1971, p 186	<b>Image copyright holder</b>	Harry Seidler & Associates





<b>Image caption</b>	Southern elevation of Aquarius.				
<b>Image year</b>	2024	<b>Image by</b>	GML	<b>Image copyright holder</b>	GML





<b>Image caption</b>	Western elevation of Aquarius with pedestrian bridge from Roslyn Gardens.				
<b>Image year</b>	2024	<b>Image by</b>	GML	<b>Image copyright holder</b>	GML





<b>Image caption</b>	Northern elevation of Aquarius from Waratah Street.				
<b>Image year</b>	2024	<b>Image by</b>	GML	<b>Image copyright holder</b>	GML





<b>Image caption</b>	Balcony with original metal mesh balustrade. Original raw concrete wall finish has been painted.				
<b>Image year</b>	2024	<b>Image by</b>	Realestate.com.au	<b>Image copyright holder</b>	Realestate.com.au





<b>Image caption</b>	Common area swimming pool on the northern side of the site.				
<b>Image year</b>	2024	<b>Image by</b>	Realestate.com.au	<b>Image copyright holder</b>	Realestate.com.au

