

Attachment C1

Architectural Design Report

125A Kent Street Development Application Design Report

Cortese Gilder

Jeffrey International Pty Ltd

Revision P03

20 January 2026

We acknowledge the Gadigal people of the Eora Nation as the as the Traditional Owners of Country, and recognise their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

Client

Jeffrey Int’l Investment Pty Ltd

Consultant Team

Cortese gratefully acknowledges the client and consultant team whose expertise and collaboration were integral to the preparation of this design concept:

Accessibility	Accessible Building Solutions
Acoustic	Rodney Stevens Acoustics
BCA	Steve Watson & Partners
Civil / Hydraulic	Integrated Group Services
ESD / BASIX	ESD Synergy
Fire Engineering	Innova
Heritage	Weir Phillips Heritage
Planning	Mecone
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Services	Integrated Group Services
Structure	M+G Consulting
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1.0 Introduction

1.1 Project Proposal

Following the Pre DA meeting with City of Sydney Council held on the 30th June and additional meeting on the 17th November 2023, this report further develops and refines the design, taking into consideration the site constraints and the surrounding contextual relationships for the proposed residential redevelopment at 125A Kent Street Millers Point Sydney.

The development consists of the alteration and refurbishment of the of the existing three storey ESSO building, and the addition of four residential stories and roof top communal area above, containing a modest five residential apartments.

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DEVELOPMENT SUMMARY	
Site Area	154.3m ²
Gross Floor Area	540m ²
Floor Space Ratio	3.49:1
Residential Mix	
Dwelling	5 dwellings
Comprising	1 studio apartment 1 one bed apartment 3 two bed apartments
Car spaces	N/A
Bicycle spaces	5 spaces + 1 Visitor

Our vision is to adaptively reuse a 1960’s commercial building breathing new life into an underutilised structure. Skillfully crafted and thoughtfully considered, providing a sophisticated architectural response delivering high-quality living environments with superior amenity.



2.0 Site + Context

2.1 Greater Context

Millers Point is a quilt composed and patched with a variety of architectural expressions that underline the history of Sydney’s built form.

From the Italian influenced Sydney Observatory to the early workers cottages, the use of local sandstone, metals, timber, brick, and iron lattice work, to the contemporary residential towers and office buildings made of glass and steel. Millers Point creates a diverse and unique urban condition of heritage and contemporary with an extensive degree of scale and purpose.

125A Kent Street sits at the crossroads of Millers Point, flanked by heritage houses and cottages, multi-storey residential buildings, and commercial office, this 1960’s commercial building now finds itself commissioned for re use. Repurposed and rearranged to become more than its original intention.



- 125A Kent Street – Subject Site
- 1 Sydney CBD
- 2 Circular Quay
- 3 Royal Botanic Gardens
- 4 Sydney Opera House
- 5 Observatory Hill Park
- 6 Sydney Harbour Bridge
- 7 The Rocks
- 8 Walsh Bay
- 9 Barangaroo Reserve
- Central Barangaroo / Hickson Park

2.2 Planning Context

The subject site is centrally located within the City of Sydney Council LGA. The site is located within the SP5 Metropolitan Centre land use zoning.

To the west is land zoned ECH (Eastern City Harbour) and relates to the future Baranagroo Central Precinct. To the immediate north and east is land zoned R1 general residential, with land zoned RE1 (Public Recreation) further to the north, associated with the Observatory Hill Park.

The summary of the controls for the site:

- Land Use Zoning

-

SP5 (Metropolitan Centre)
- Floor Space Ratio

-

7.5:1
- Height of Building

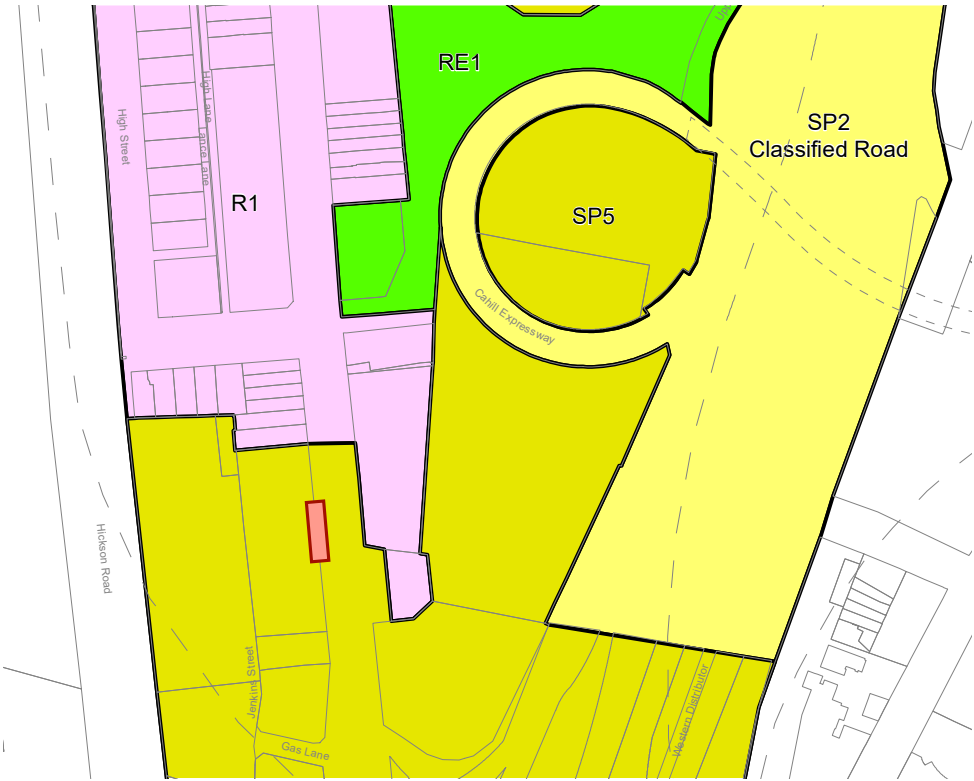
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30m
- Heritage

-

Adjacent to Millers Point Conservation area and heritage items

Subject Site



Zoning Map



FSR Map



Height Map
Source: Sydney Local Environmental Plan 2012

Heritage Map

2.3 Immediate Context

The site is located adjacent to the state significant Millers Point Conservation area which is made up of state listed early twentieth century ‘workers housing’ fronting High St and early victorian stone terraces fronting Kent St.

These state heritage listed dwellings are located within ‘Area 10’ of the LEP, with the relevant development control plan applicable to these sites being the Sydney DCP 2012.

Given the state significance of these dwellings and the wider Millers Point Heritage Conservation Area re-development of these exeptional examples of early twentieth century architecture is highly remote.

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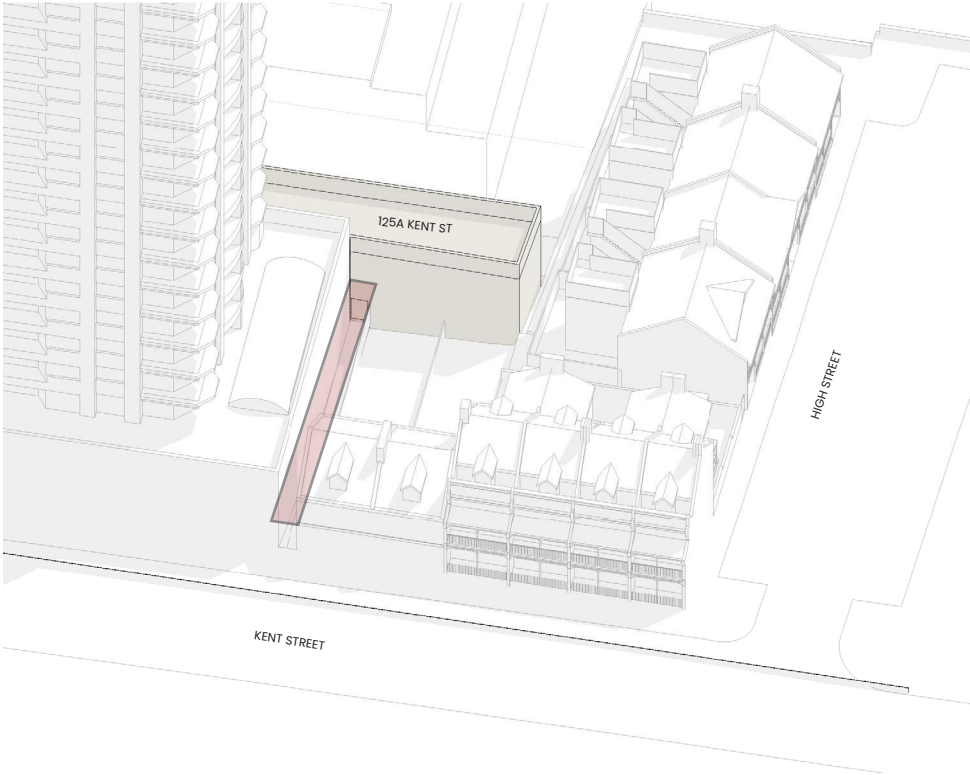
The summary of the controls for ‘Area 10’:

- Height of Building - 9m (2 storeys R1 zone)
- Heritage - State Significant / Millers Point Heritage Conservation Area

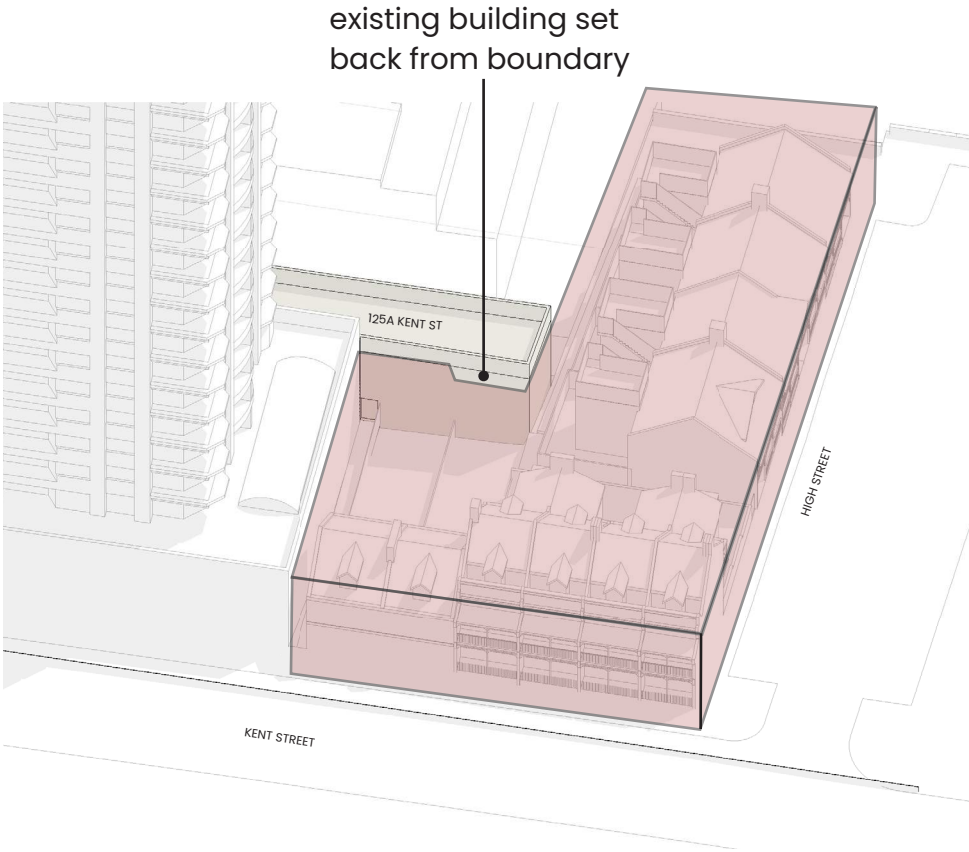
-  Subject Site
-  Heritage Conservation Area



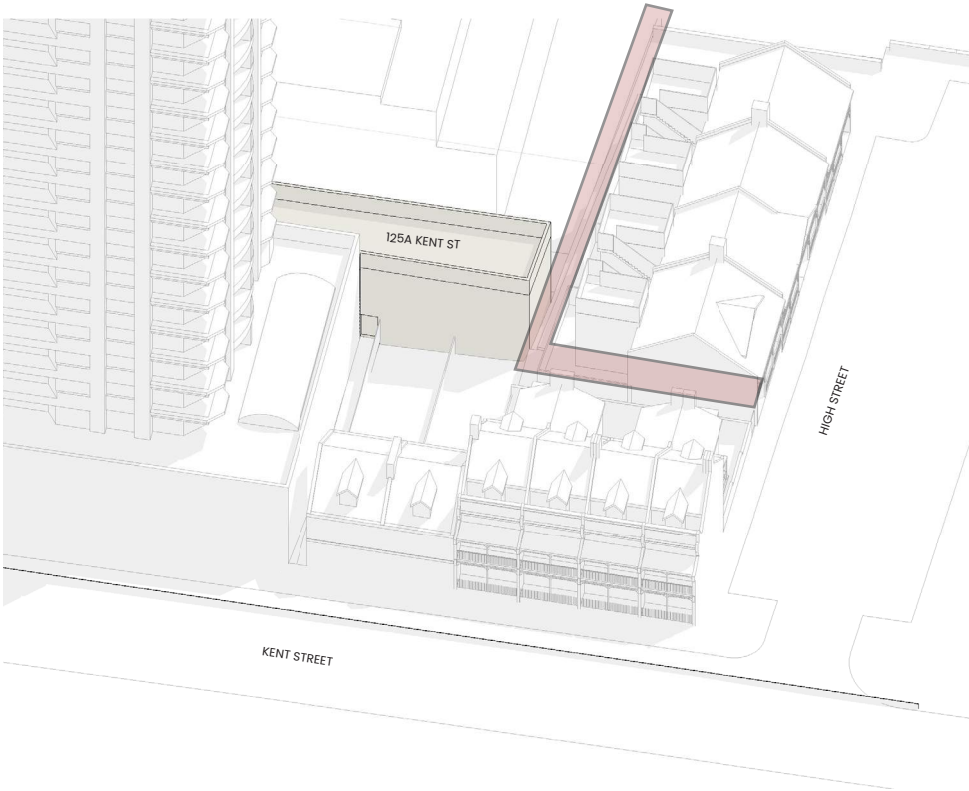
Aerial View - High St & Kent St



Easements for access , light and air along Kent Street heritage dwelling



Height Limit within Heritage Conservation area



Easements for access, drainage, servicing and restriction on use, to rear of heritage dwellings fronting High Street



2.3 Immediate Context

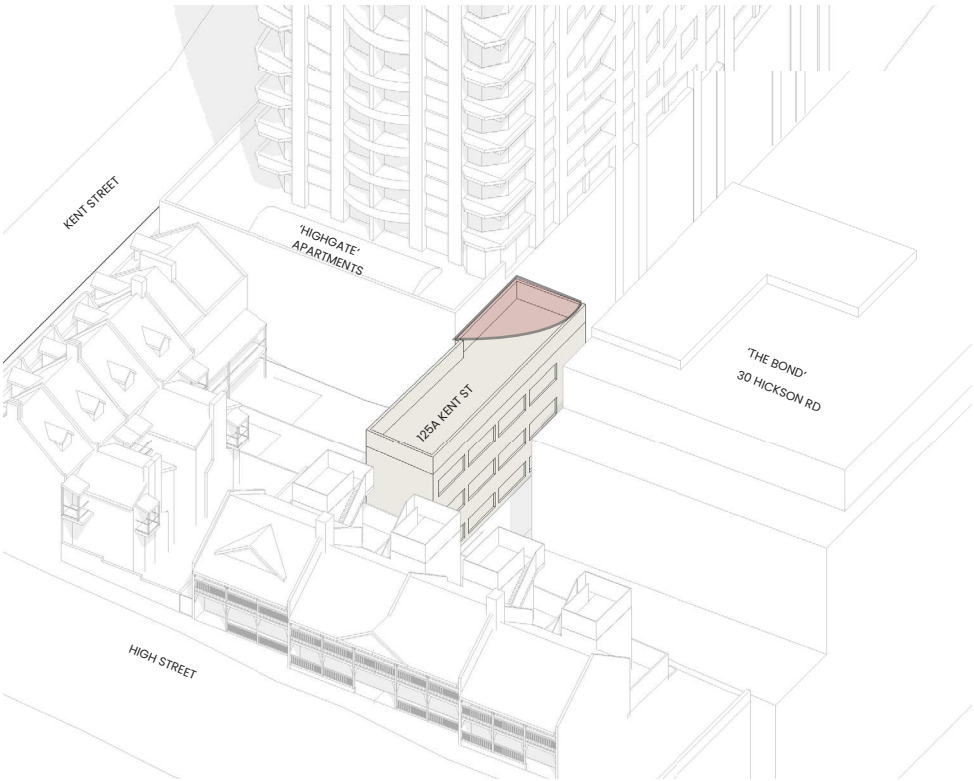
Contemporary residential and commercial buildings form a back drop to the site and its heritasge neighbours.

The high rise residential apartment development ‘Highgate apartments’ is located to the south while to the west is the commercial office development ‘The Bond’ 30 Hickson Rd.

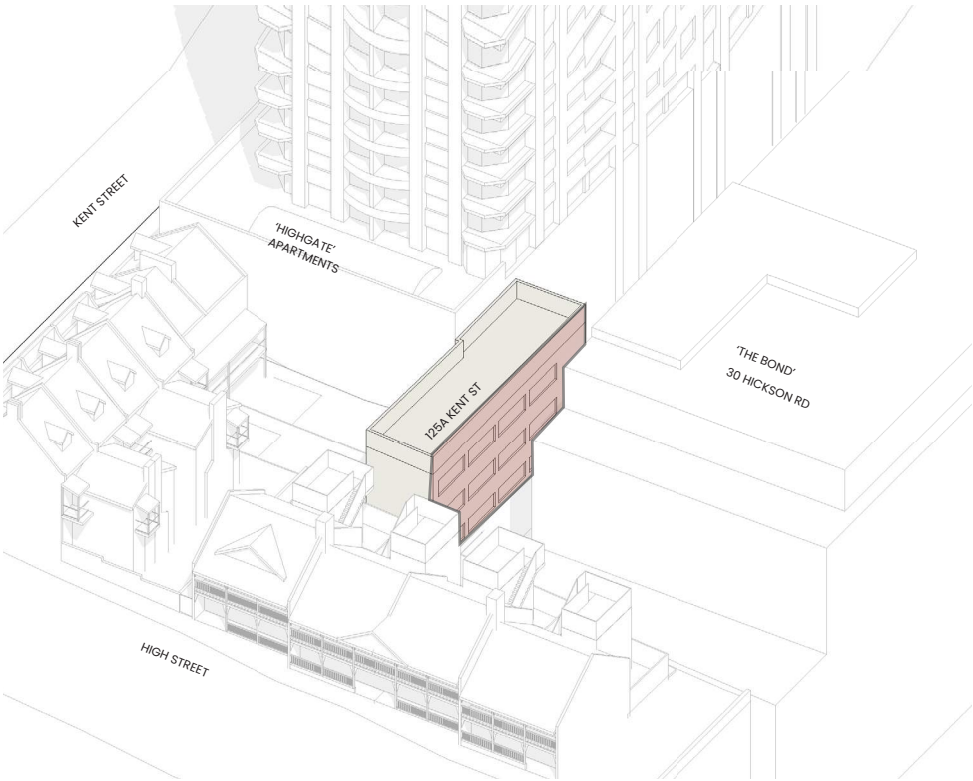
The subject site is burdened by a ‘light and air’ easement to its southern end. This easement is to the benefit of the ‘Highgate’ apartments to the south. This easement will be maintained.

The contemporary commercial development ‘The Bond’ has been set back 6m from its eastern boundary due to the existing glazed windows and frencher system to the western facade of 125A Kent St. The use of these windows in part will be retained for the proposal maintainng the existing boundary condition.

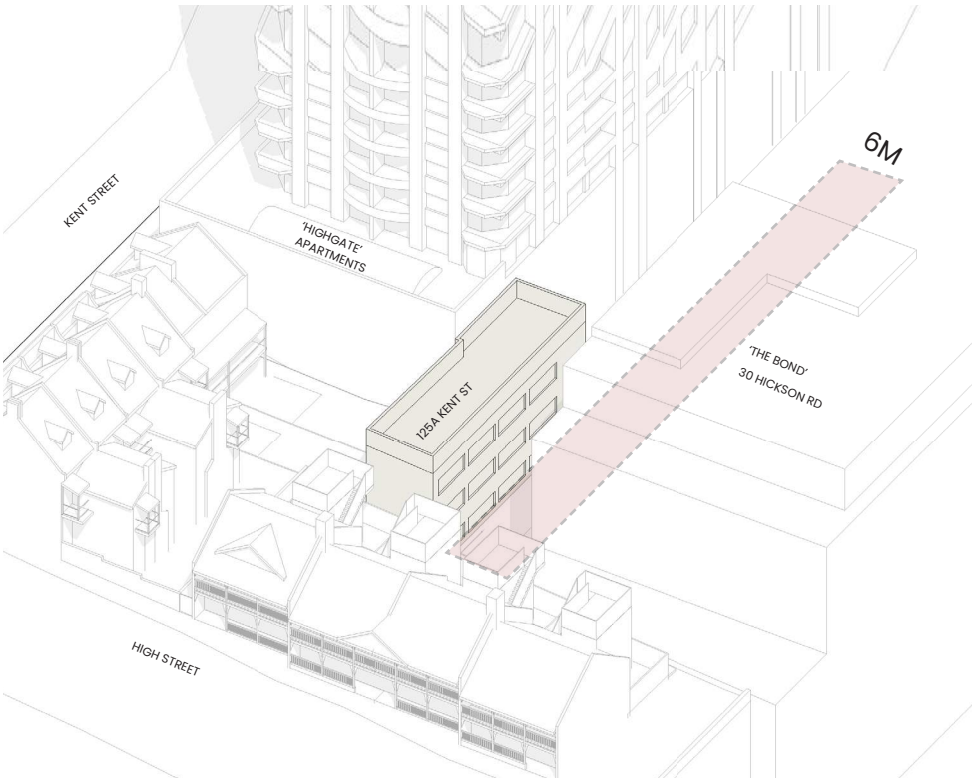
The Bond has also been set back along the length of its eastern boundary due to an existing easement to allow for ‘drainage over texisting pipes’



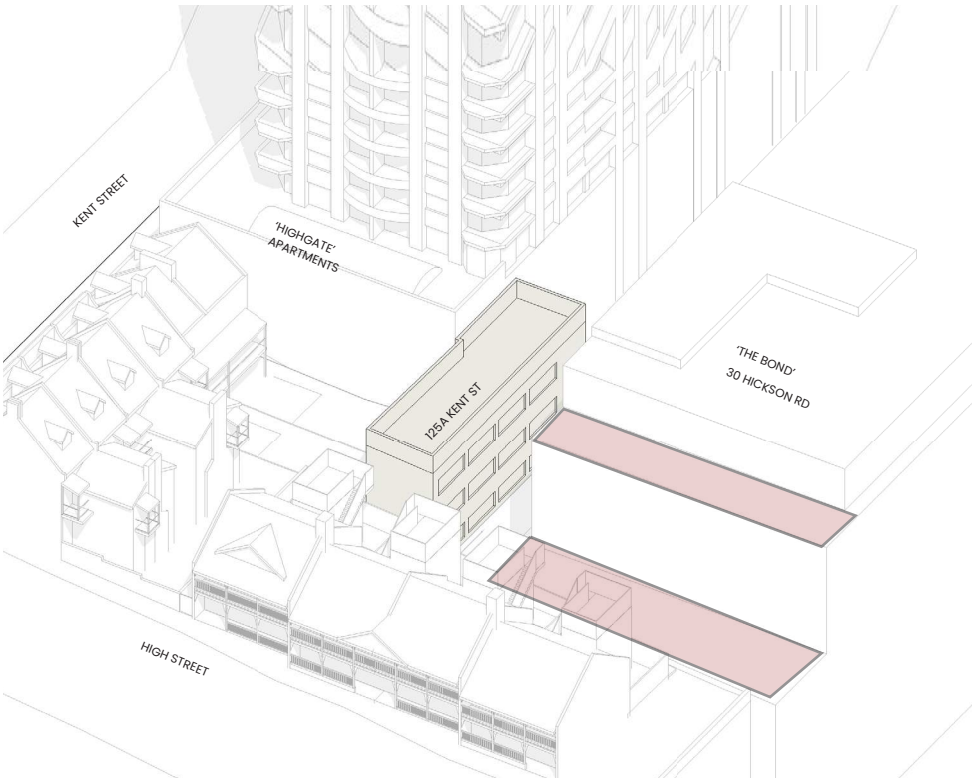
Easement for light and air benefiting ‘Highgate’ Apartment to the south maintained



125A Kent St – Existing windows to western facade retained maintaining access to light to internal areas



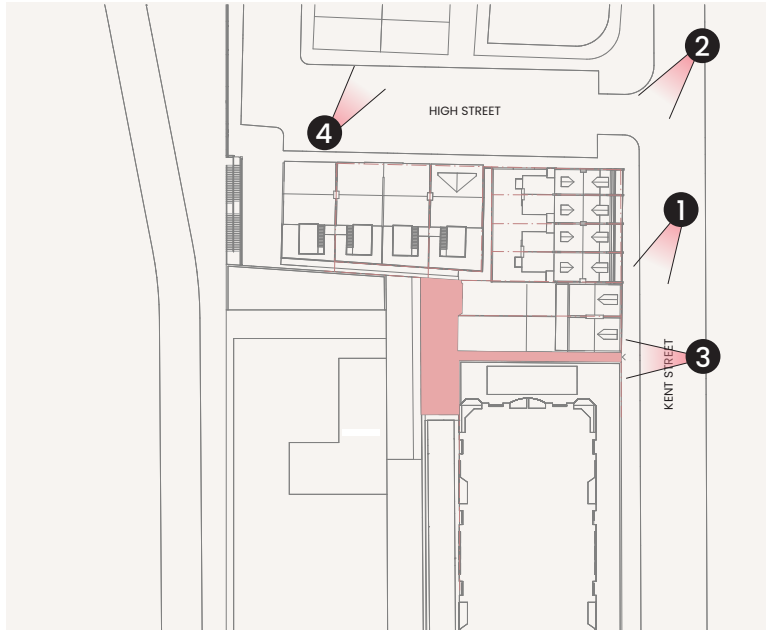
Adjacent commercial building setback 6m from boundary due to existing adjacent condition & easement



‘The Bond’ Outdoor commercial office terrace areas (accessible during office hours Monday- Friday, as approved CoS council)

2.4 Site Context

- 1 View from Kent Street looking south.
- 2 View from corner of Kent Street & High Street. Adjacent heritage buildings in foreground with contemporary tower developments forming the backdrop.
- 3 Existing pedestrian site entry from Kent Street.
- 4 Heritage buildings to the north fronting High Street



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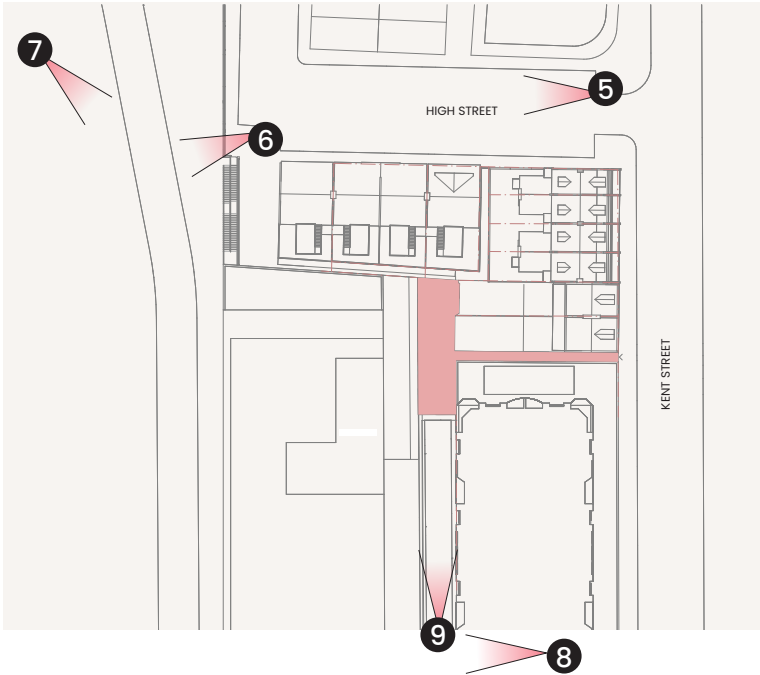
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2.4 Site Context

- 5 View from High St looking towards the future Barangaroo Central Precinct
- 6 View looking south towards Barangaroo. Buildings have a predominantly glazed facade expresion.
- 7 View from Barangaroo Central Precinct looking east towards subject site. High Gate Apartments beyond.
- 8 View from Gas Lane demonstrating the juxtaposition of hertiage and contemporary architectural forms.
- 9 View from Jenkins St looking north towards subject site. Jenkins St provides servicing to the buildings facing the street, including 125A Kent St site.



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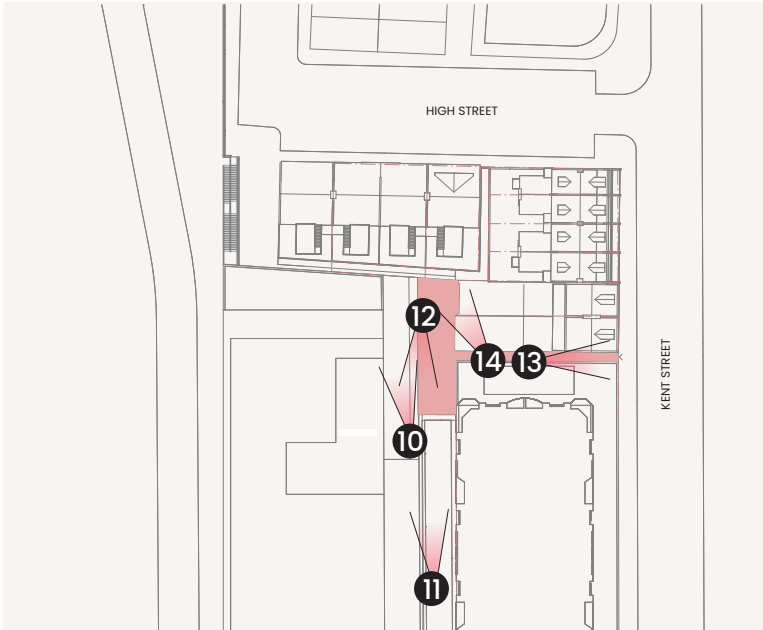
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2.4 Site Context

- 10 View looking north between No. 30 Hickson Rd 'The Bond' and existing western facade of 125A Kent St. Existing drenchers located beyond boundary of subject site.
- 11 View looking north down Jenkins St. Existing 3 storey building 125A Kent St at the end of Jenkins St.
- 12 View from the roof top of 125A Kent Street looking towards 'Thne Bond' and the existing rock cutting on the subject sites western boundary
- 13 View of the existing building entry pathway from 125A Kent St address.
- 14 View of existing eastern facade of 125A Kent Street.



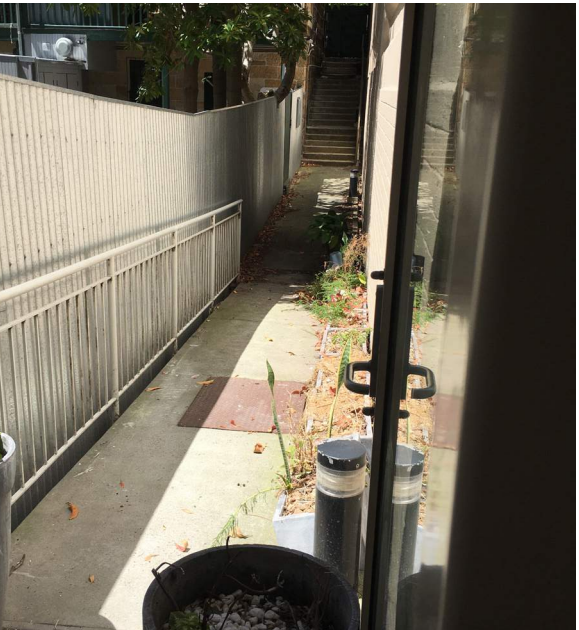
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2.4 Site Context

- 15 View looking west from the roof top of 125A Kent Street
- 16 View from level 2 - 125A Kent St, looking west towards Barangaroo Central Precinct.
- 17 View from level 2, - 125A Kent St, looking north west towards rear facades of heritage dwellings fronting High St.
- 18 View from roof top looking east towards rear facades of heritage dwellings fronting Kent St.
- 19 View from roof top looking south towards Highgate Apartments.
- 20 Existing roof top plant and equipment to 125A kent St.

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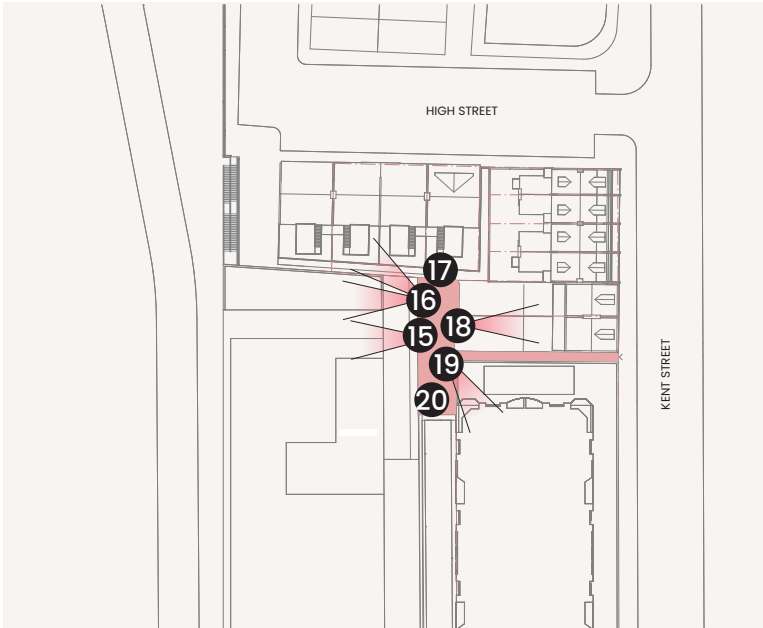
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2.5 Site Analysis

The site has an area of approximately 154 sqm, with a frontage of 6.5m wide along Jenkins Street, and a depth of approximately 23.5m. Oriented north to south, it benefits from ample natural light and ventilation.

The site is occupied by an existing three storey building built boundary to boundary. To the north and east of the site is the Millers Point Conservation area consisting of two storey state heritage listed dwellings. To the south east is the 'Highgate' residential tower development and to the west is 'The Bond' a commercial office building.

The site address and existing pedestrian access is from Kent Street to the east while servicing to the site is from Jenkins Street to the south.

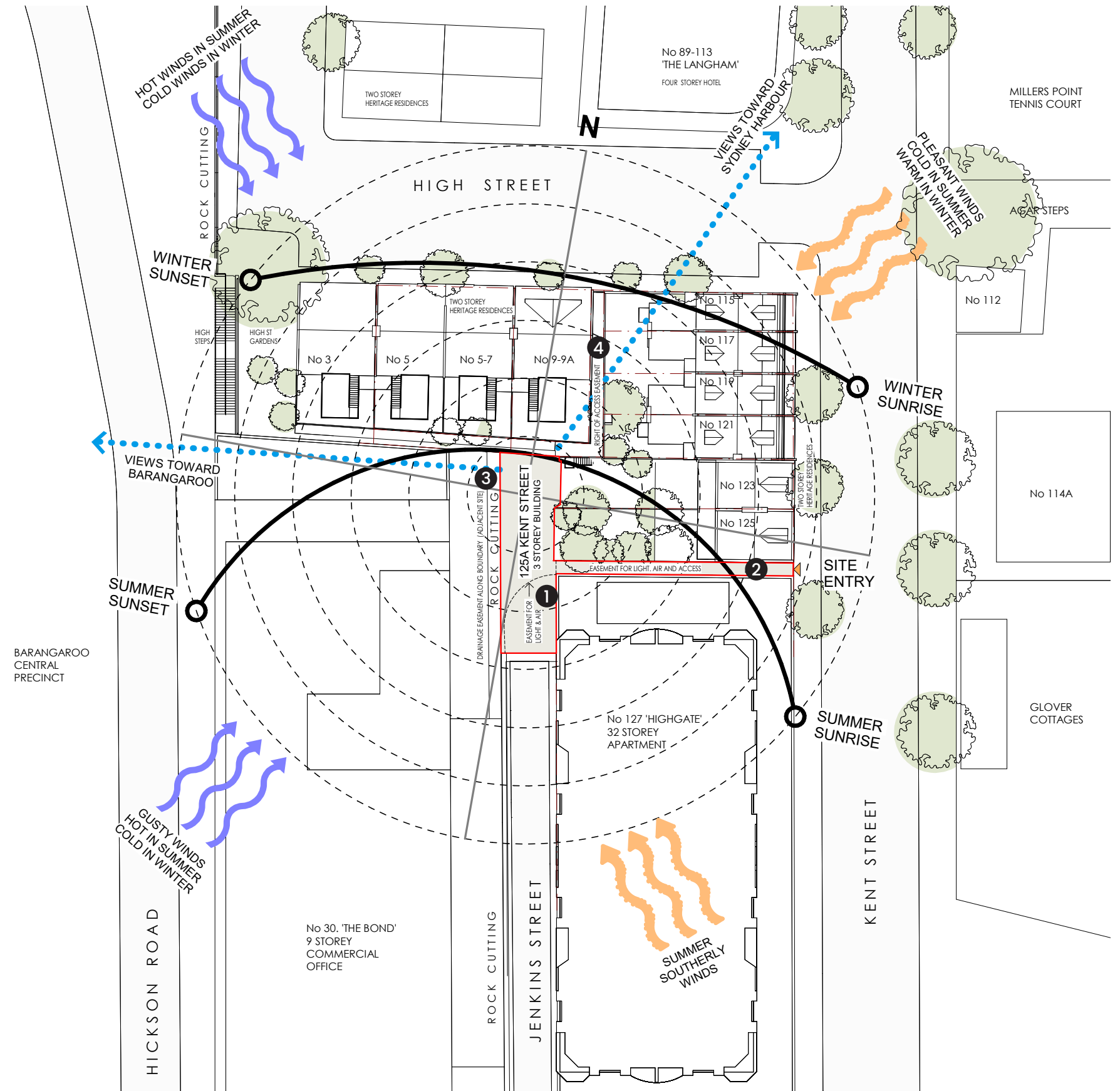
The site is located within the Sydney CBD and is in walking distance to all modes of public transport.

The western facade of the existing building on the subject site is built to the boundary and contains drenched glazed windows that face the adjacent building No.30 'The Bond'.

There are a number of easements in place on the site including and easements for light, air and access.

There are also easements in place for access and services to the heritage listed properties to the north of the site fronting High St, and a drainage easement along the eastern boundary of No.30 'The Bond'

- 1 Easement for light and air
- 2 Easement for access, light and air
- 3 Easement for drainage
- 4 Easement for access and services



2.6 Transport Overview

The site has excellent access to a range of public transport modes including the recently completed Sydney Metro Rail network, and existing Sydney rail, light rail, ferry and bus networks all within walking distance of the site.

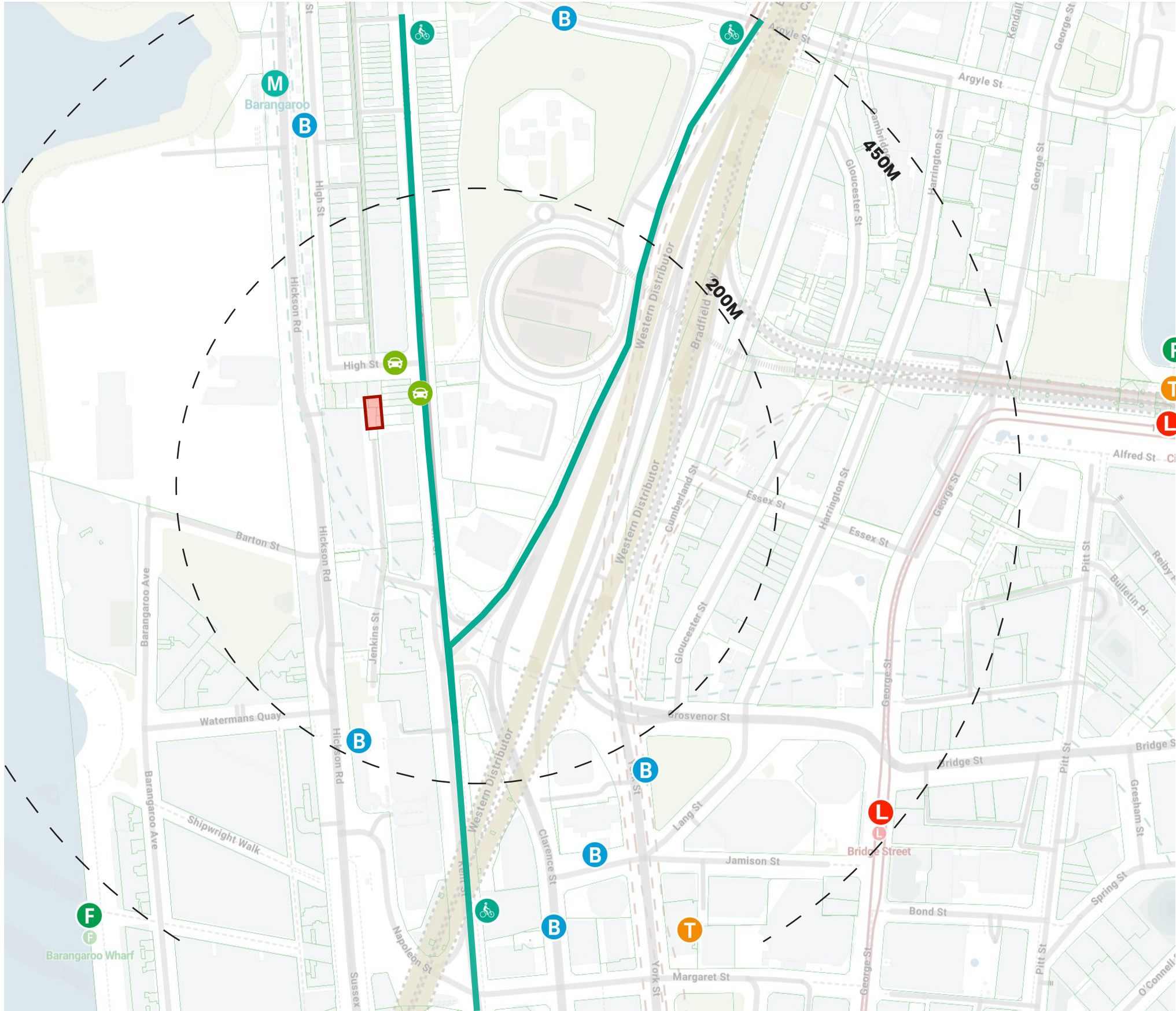
The site is also in close proximity to public car share facilities located on High Street and Kent Street.

The site is currently occupied by an existing 3 storey concrete and masonry building built to the full extent of the site footprint, no carparking is currently provided on site.

As part of the environmentally sustainable adaptived reuse of the existing building, the existing site constraints and the sites excellent access to public and private transport modes, no residential or vistor car parking is proposed for the development.

Vistors are encouraged to use enviromentally sustainable modes of public transport. or alternatively are able to utilise the many existing parking stations located in close proximity to the site.

Secure bicycle parking at the lower ground level has been provided for the residents and visitors. Five residential spaces and one vistor bicycle space has been provided inaccordance with City of Sydney Council DCP 2012.

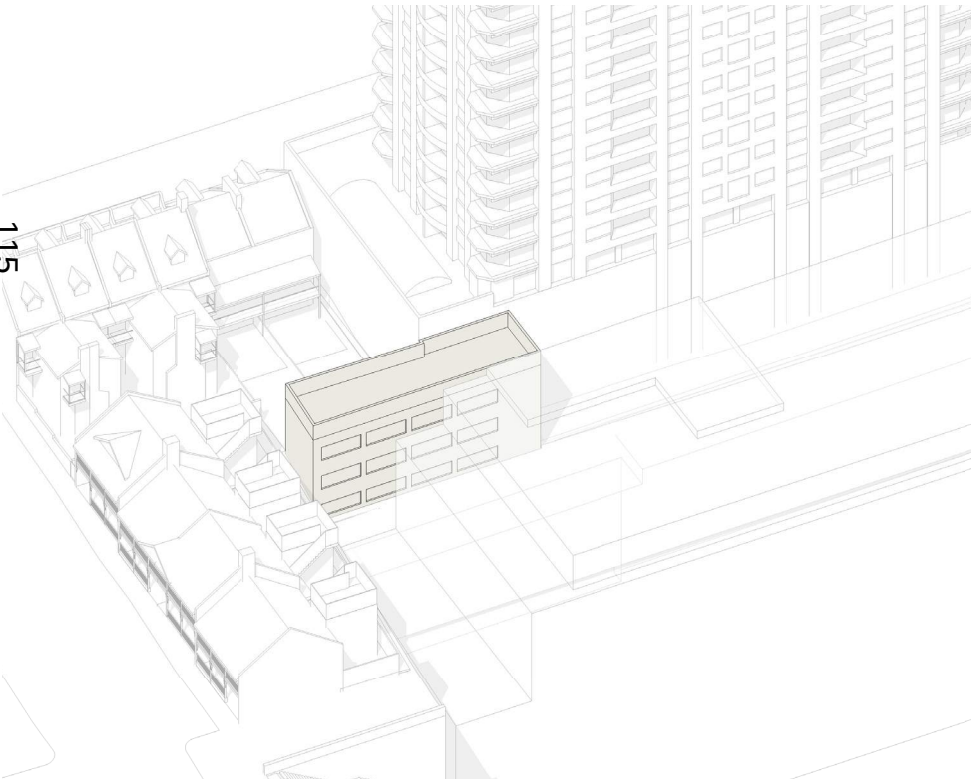


125A Kent St.

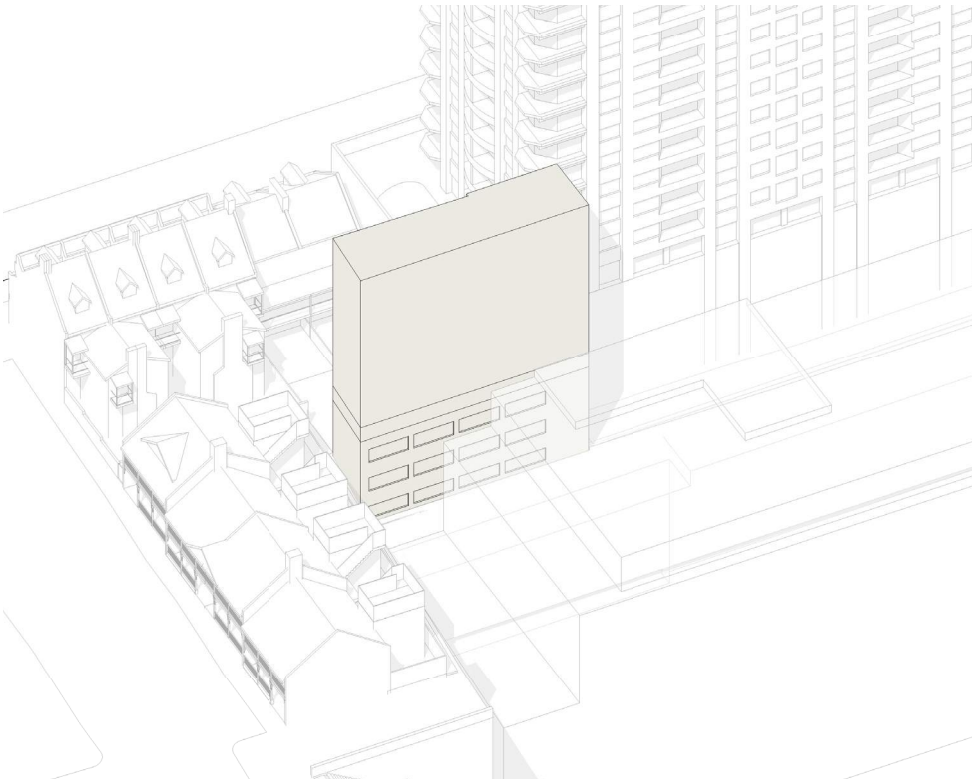
3.0 Design Concept

3.1 Building form

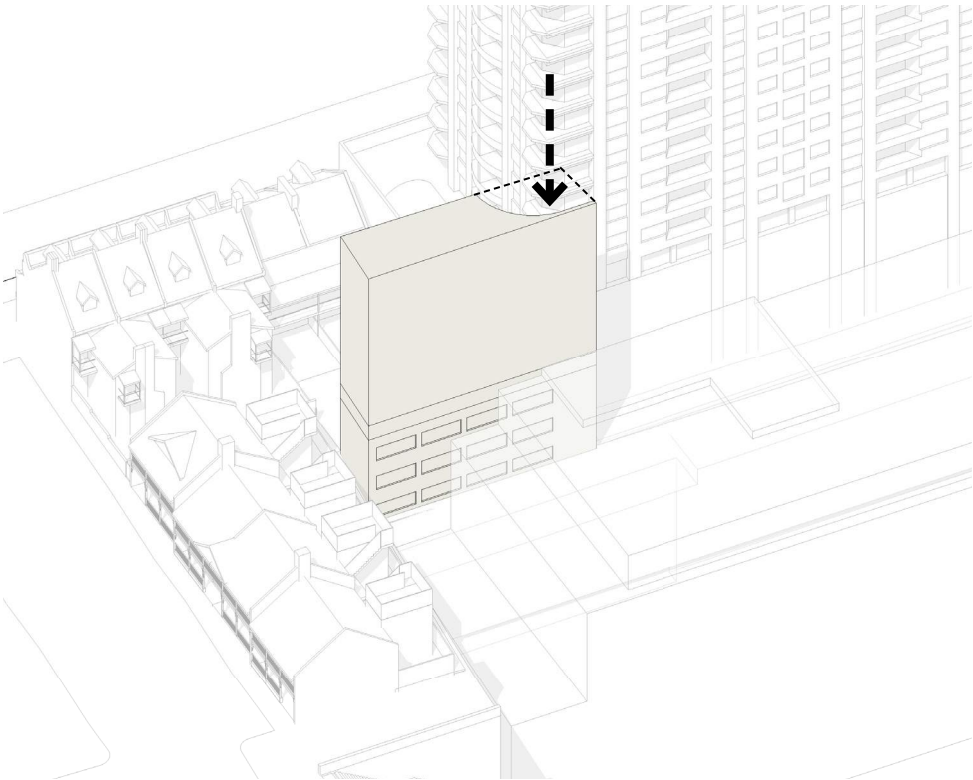
The following design concept diagrams illustrate the key principles guiding the development. They highlight the site response, built form articulation and spatial organisation that strategically shape the development.



1. Existing building envelope

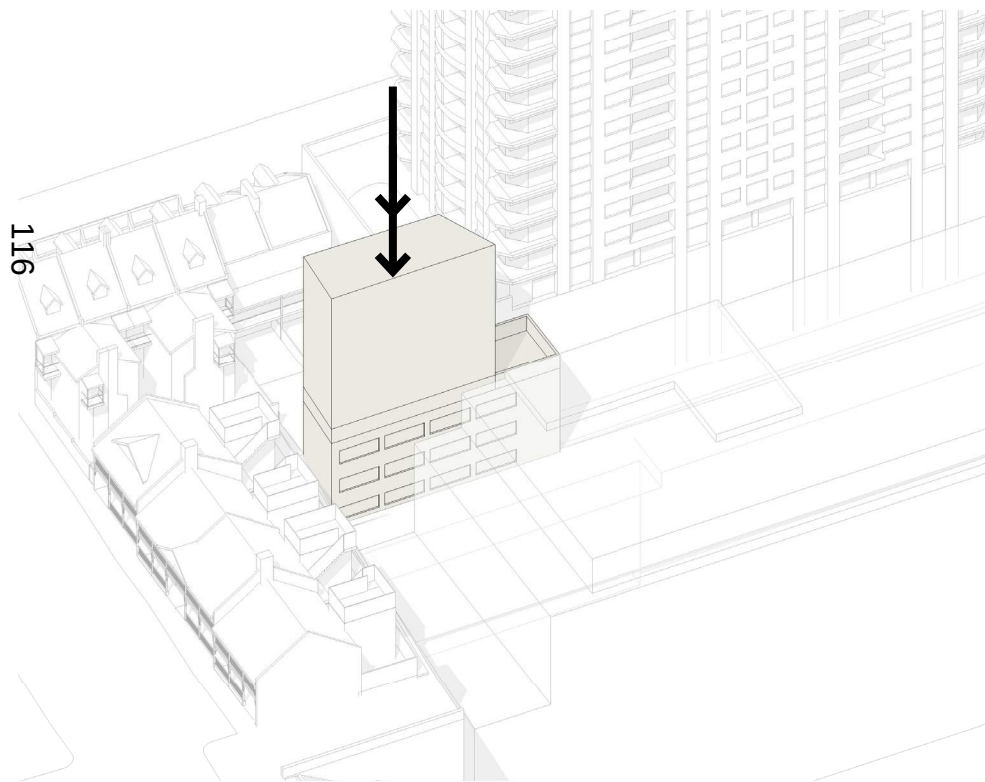


2. Maximum developable height

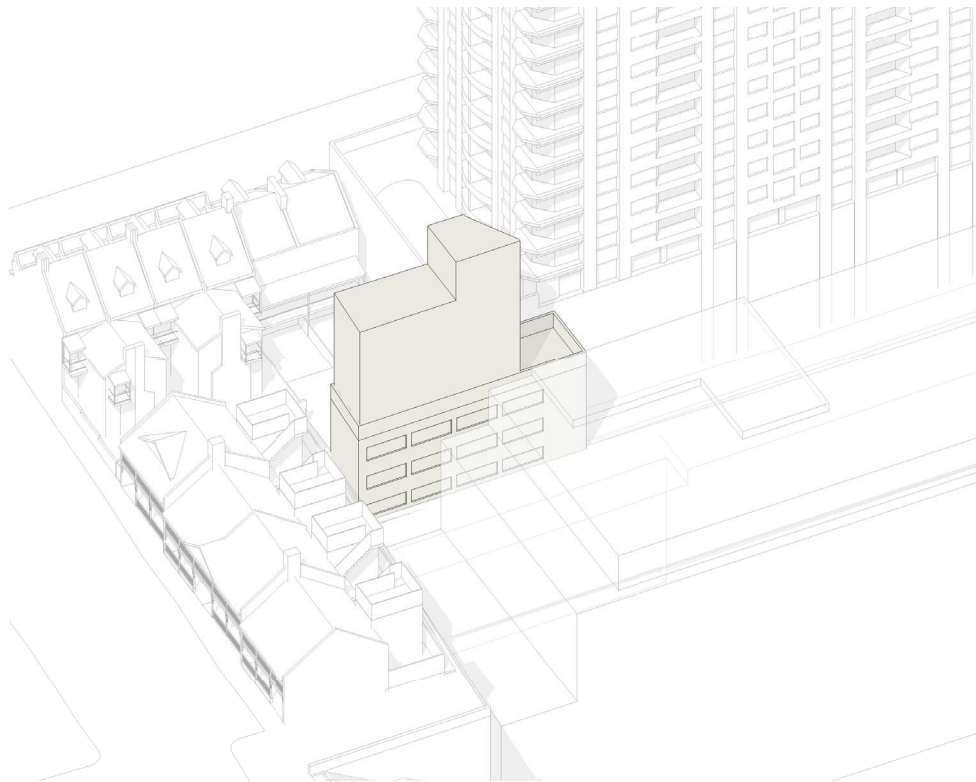


3. Subtraction for Light and Air Easement (benefit to Highgate Apartments)

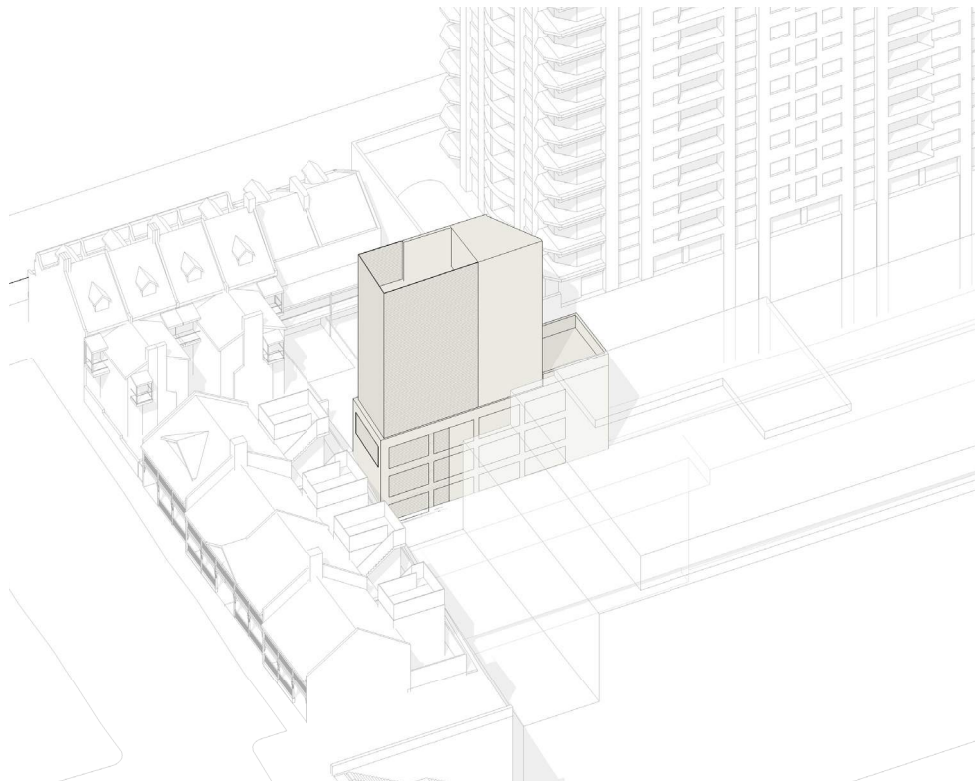
3.1 Building form



4. Envelope rationalised and height reduced



5. Shaping of building envelope responding to building program and location



6. Introduction of the building skin resulting in a fine grain architectural outcome and a high quality design response to the buildings context

3.2 Facade Studies – Exploded Axonometric

Building skin

- Fine grain contemporary architectural treatment
- Considered backdrop to heritage context
- Material selection references both the surrounding heritage context and contemporary architecture
- Control of visual amenity through facade system

Building amenity

- Planting to roof top providing landscaped roof top when viewed from adjacent apartment building
- Landscaped communal open space at upper level
- Roof top communal open space at level 2 (existing rooftop)
- Flexible communal room located at lower ground

Proposed building facade

- Solid screen wall maintaining visual privacy to adjacent residential tower
- Control of visual amenity through facade system

Proposed building facade

- High levels of privacy maintained to heritage dwellings to the north
- Facade resolution provides northern light to habitable spaces
- Operable windows with incorporated fire control system & facade drenchers

Existing building facade

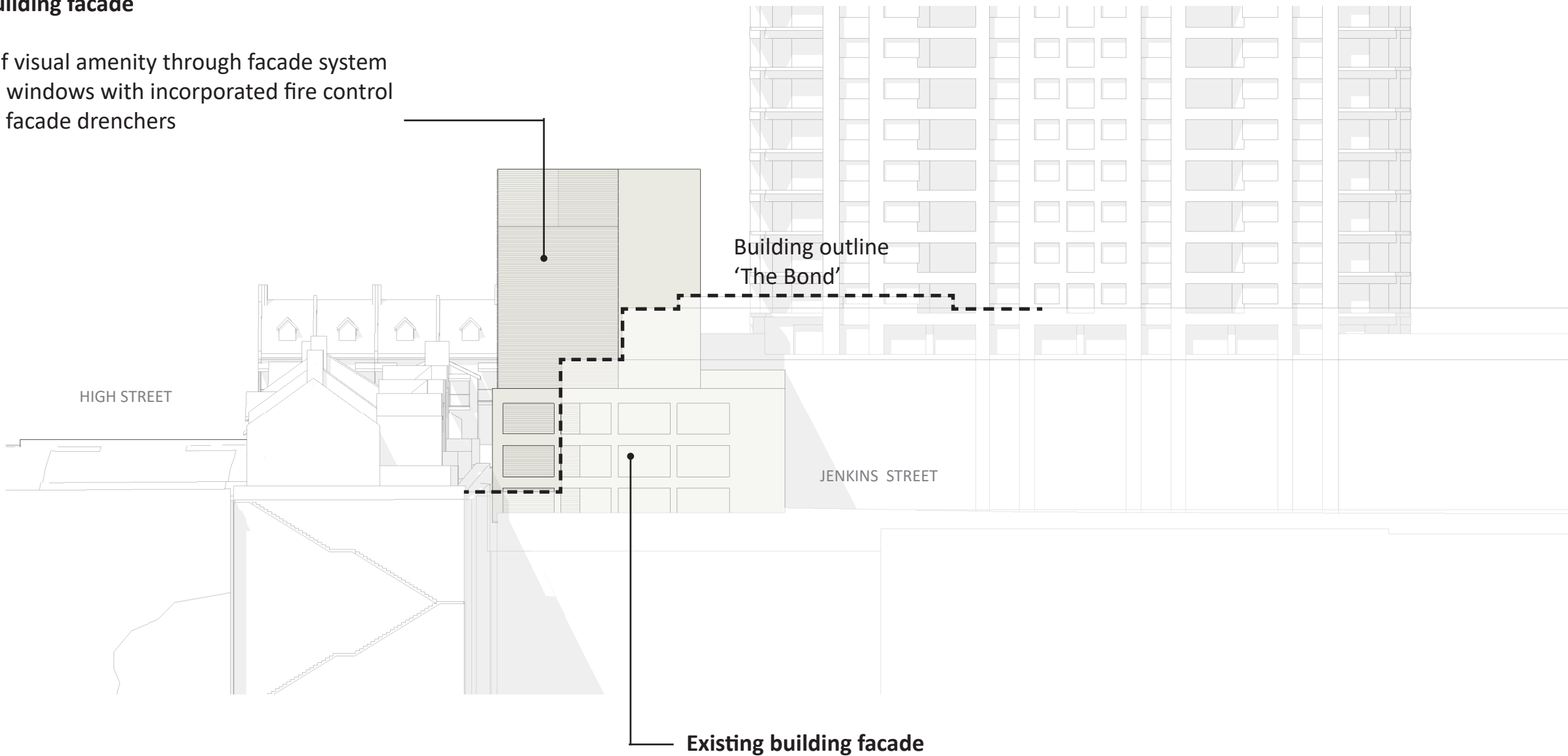
- Existing western facade condition maintained
- Windows currently sprinklered (existing drenchers located beyond boundary line)
- Proposal to bring all existing services / drenchers within boundary)

3.2 Facade Studies – Elevation West

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Proposed building facade

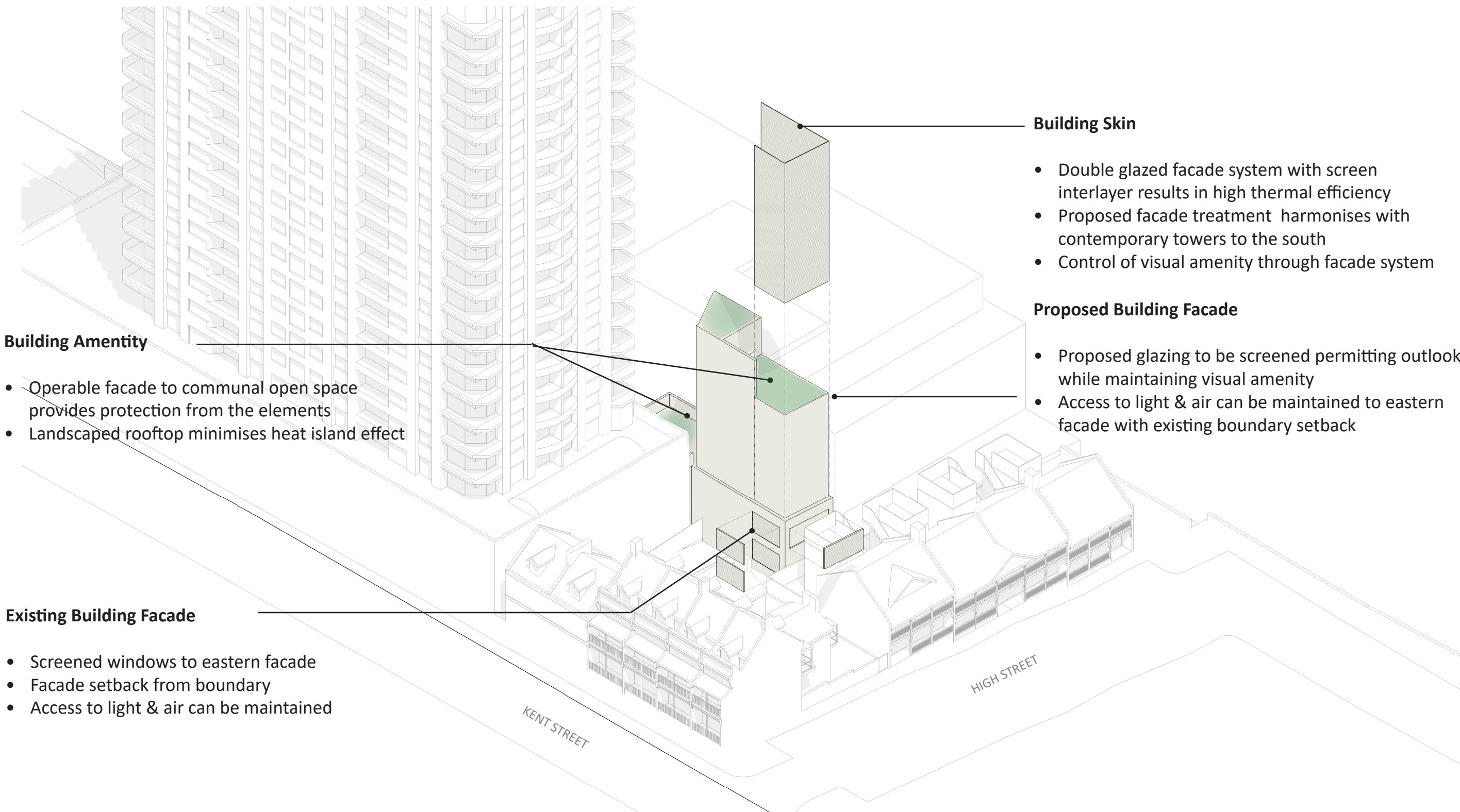
- Control of visual amenity through facade system
- Operable windows with incorporated fire control system & facade drenchers



- Panelised infill of existing windows to part of western facade
- Existing windows locations maintained to northern end of existing facade

3.2 Facade Studies – Exploded Axonometric

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3.2 Facade Studies – Elevation East

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