

Attachment C2

Architectural Design Report

4.0 Project Description

4.1 Overview

The proposed development at 125A Kent St Millers Point is a high-quality residential project designed to adaptively reuse an existing building breathing life into an utilised asset in line with sustainable design principles.

The modest development delivers five well designed apartments within a seven-storey plus roof top envelope.

Key features of the project include:

- Five apartments consisting of one Studio, one 1 -bedroom, and three 2-bedroom apartments
- Two extensive communal landscaped areas fostering resident interaction and wellbeing.
- Five bicycle spaces, and one visitor bicycle space providing sustainable transport options.
- No on site carparking given the environmentally sustainable adaptive reuse of the building and the sites excellent proximity to public transport networks including rail, metro, light rail, ferry, bus and car share facilities.

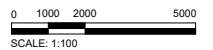
The building's design prioritises visual separation, privacy, and high residential amenity, while providing a contextual response to the adjacent heritage dwellings with a restrained yet sophisticated design response.

The proposal has a strong focus on sustainability and urban integration, this development will contribute positively to the Millers Point precinct.



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The building's lower ground level features a flexible communal area providing opportunities of social interaction. This level also accommodates, residents and visitor bicycle parking and storage areas, integrated on-site waste management and collection area for efficient servicing, via Jenkins Street. Plant and equipment required to operate the building is also located at this lower level.



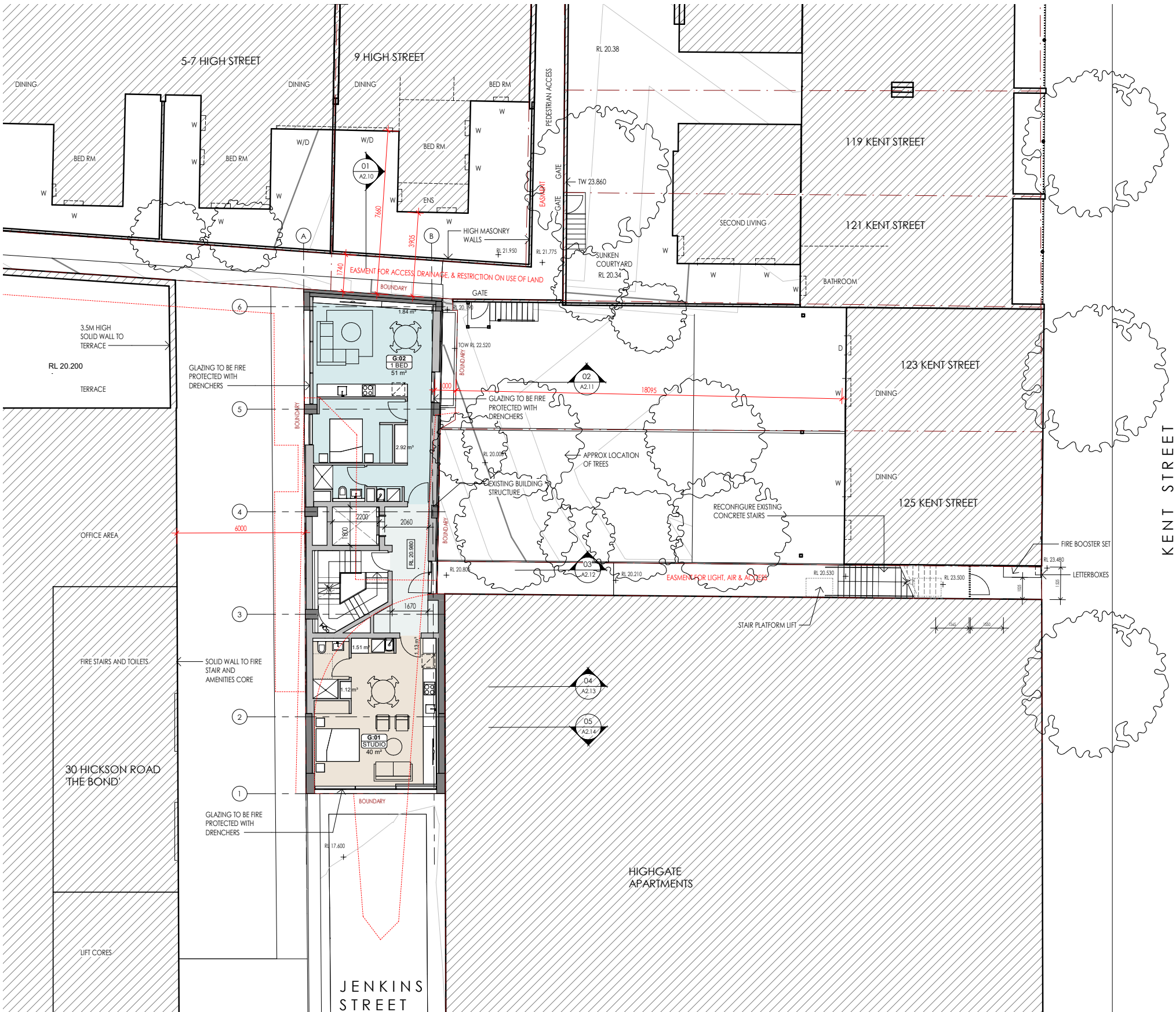
4.2 Building Design

Ground

The building maintains the existing pedestrian entry from Kent Street with site access via the pedestrian path located between the ‘Higate Apartments’ to the south and the heritage terraces to the north.

The ground level contains one studio and one, one-bedroom apartment. Apartments have been designed to optimise natural light and ventilation, while maintaining visual privacy and high amenity to adjacent sites through the buildings facade system.

The 1m boundary setback to the eastern facade provides facade setbacks suitable to maintain light and ventilation to the apartments, while the western facade maintains the existing buildings facade condition and window locations as part of the environmentally sustainable adaptive reuse of the building.





Pictured
Existing site entry from Kent Street



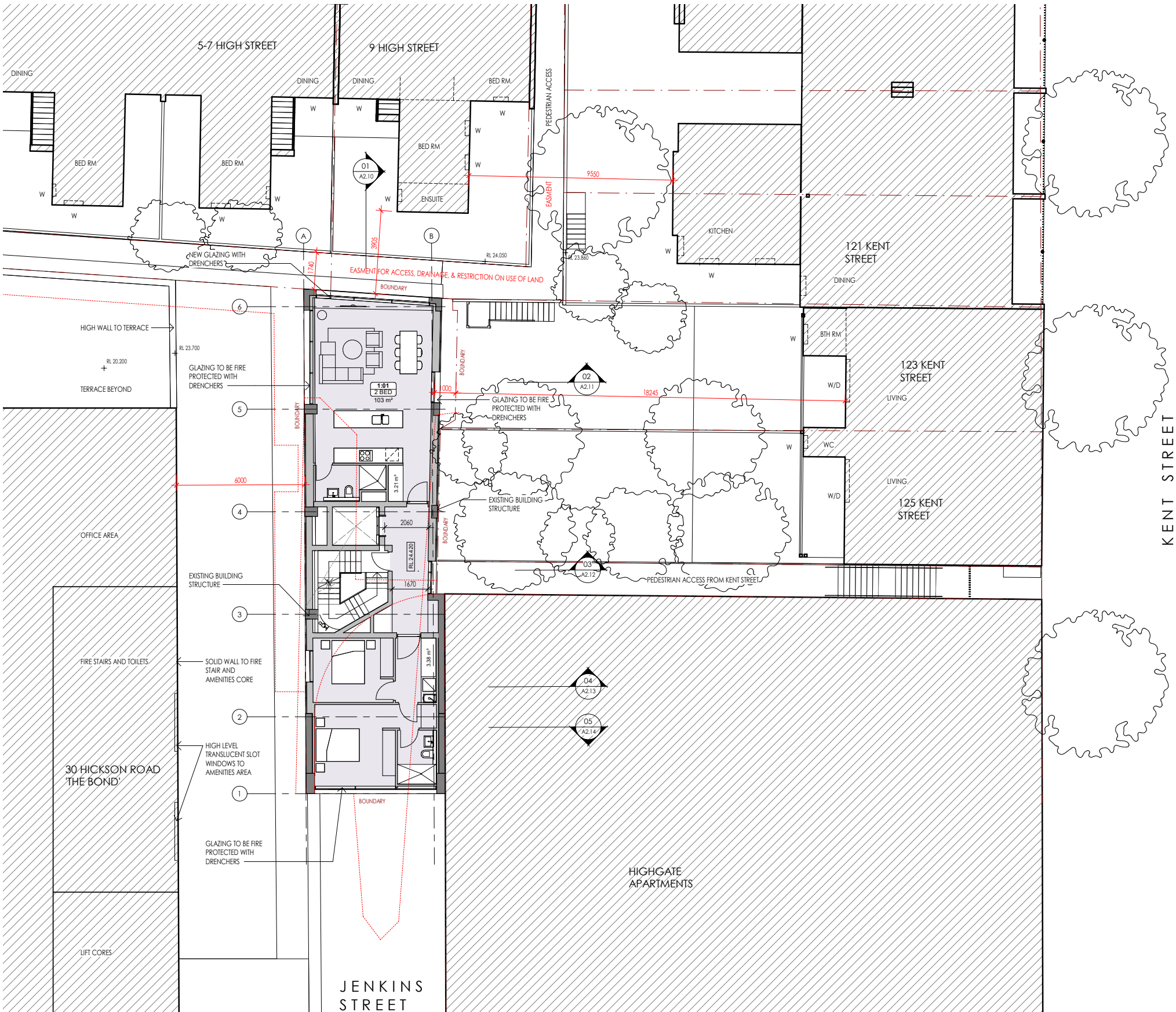
4.2 Building Design

Level 1

This plan is located within the upper level of the existing building and contains a single two-bedroom apartment. The layout prioritizes efficiency, privacy, and high amenity, while maintaining visual privacy to adjacent developments through the buildings proposed double glazed closed cavity facade system and plan layout.

Bedroom windows have been orientated south towards Jenkins Lane or for the western facade located opposite existing blank walls of the adjacent commercial building maintaining visual privacy.

Solid sceened wall treatments have been incorporated into the western facade where directly opposite the existing commercial office uses while the proposed glazed facade to living areas at the northern end of the floor plan will provide a high level of visual privacy while still allowing for light and ventilation to the apartment.



4.2 Building Design

Level 2 (Level 4 Similar)

This level is located at the roof top of the existing building structure and contains the lower level of the first 2 storey two-bedroom apartment.

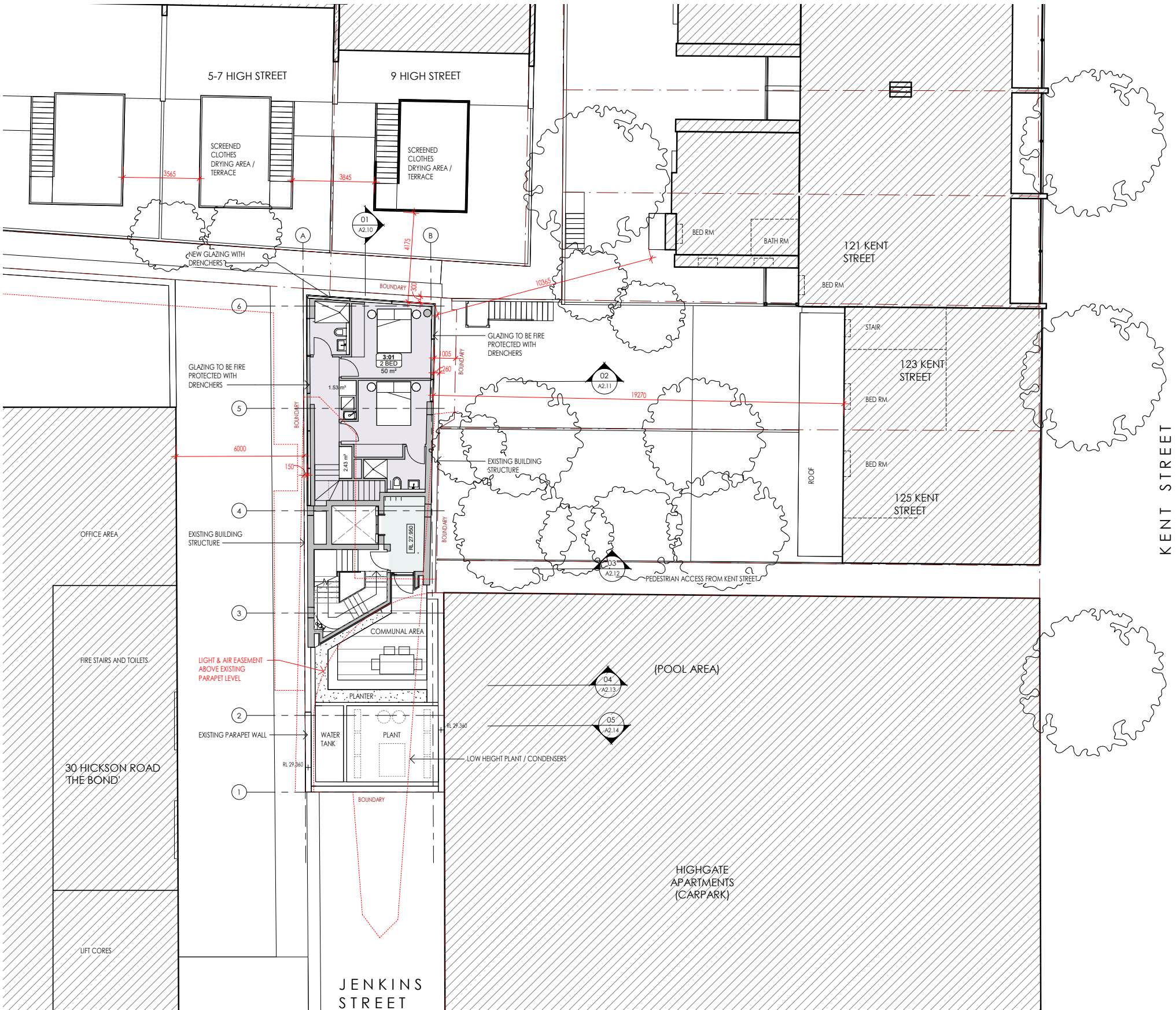
The apartment layout has been carefully considered with non habitable areas located opposite neighbouring commercial uses along the western facade and bedrooms located on the eastern facade providing improved environmental comfort to these areas.

Visual privacy to adajcent developments is achieved through the buildings proposed double glazed closed cavity facade system and plan layout.

A historic easement for light and air benefiting the 'Highgate Apartments' to the east takes effect from the top of the existing building parapet, this easement has been maintained.

This level also contains the lower landscaped communal terrace providing additional amenity to the residents and visual greening of the building.

Low level plant and equipment has been located at the southern end of the floor plan. This plant will be screened by the existing high parapet walls and proposed landscaped area. The low level plant location is consistent with the current location of plant located on the roof top of the existing building.,



4.2 Building Design

Level 3 & 5

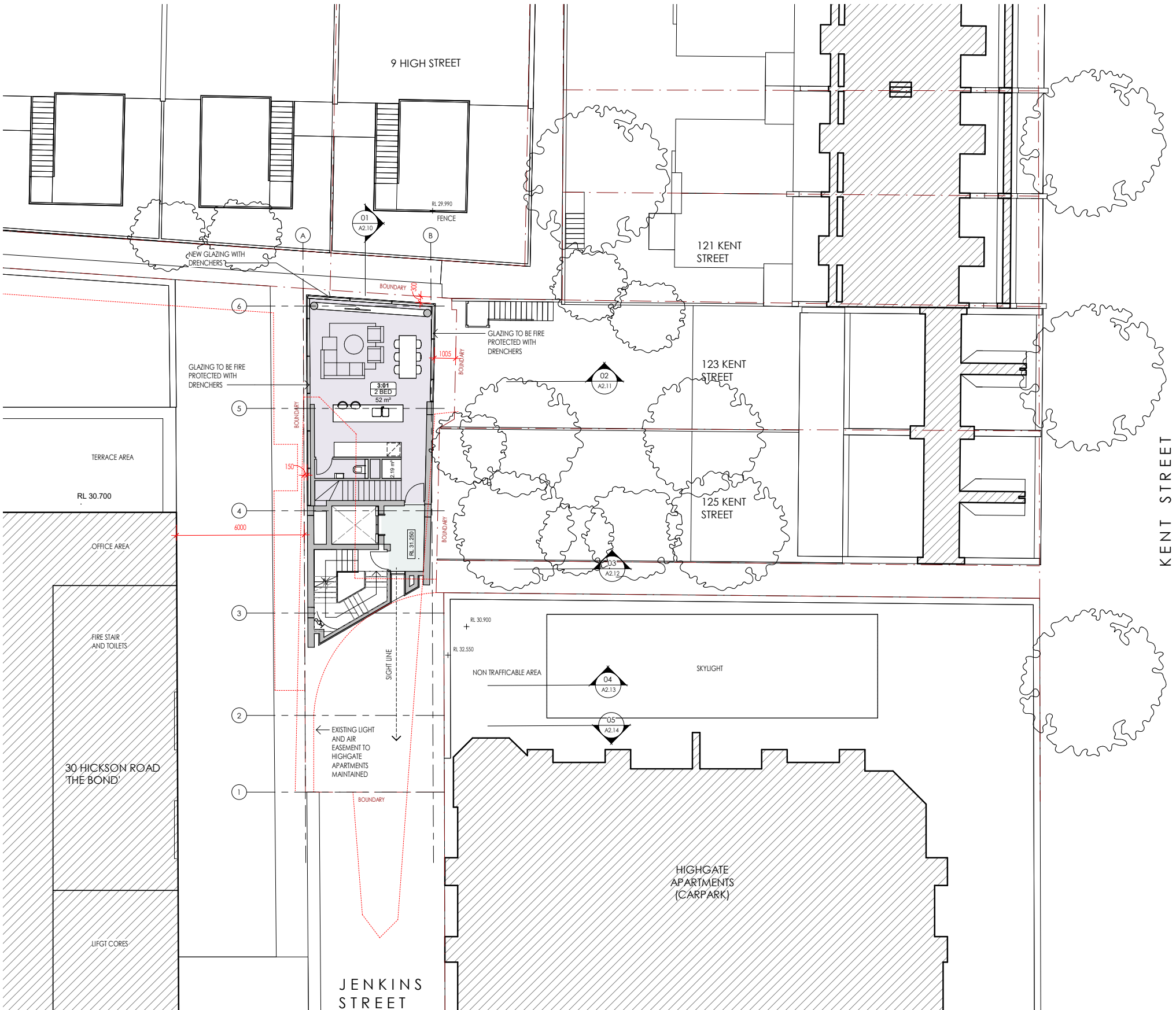
Level 3 contains the upper level of the first 2 storey two-bedroom apartment.

The apartment layout has been planned to locate non habitable uses including the powder room and stairs, and secondary kitchen zone to the rear of the floor plate providing optimal relationship and amenity to the adjacent commercial development.

Noting occupation of the commercial building is typically bewteen Monday to Friday during office hours (this includes the approved hours of use for terrace areas) where as typical occupation of the residential apartments would be outside of these hours, eg: early morning, evening and weekends. The differing times of use further mitigates any percieved visual amenity concerns.

Again visual privacy to adajcent developments is achieved through the buildings proposed double glazed closed cavity facade system, solid wall treatments and plan layout. In addition to the facade system all glazing to the apartments will contain operable blinds providing further amenity control for the residents.

Levels 5 apartment layout is identical to the lower level 3 plan.



4.2 Building Design

Screening

The screening strategy utilises a double glazed sealed cavity facade with an interlayer of louvre blades within this cavity.

The configuration of this system enables excellent access to natural light while screening angled views to and from adjacent developments,

This glazed system seamlessly integrates with adjacent contemporary facade materials to create a cohesive and refined aesthetic forming an appropriate backdrop to the heritage dwellings fronting High Street.

This approach simplifies the material palette while providing effective privacy screening, maintaining ventilation, and allowing filtered natural light. The design ensures a balance between openness and seclusion, enhancing both functionality and visual appeal.



4.2 Building Design

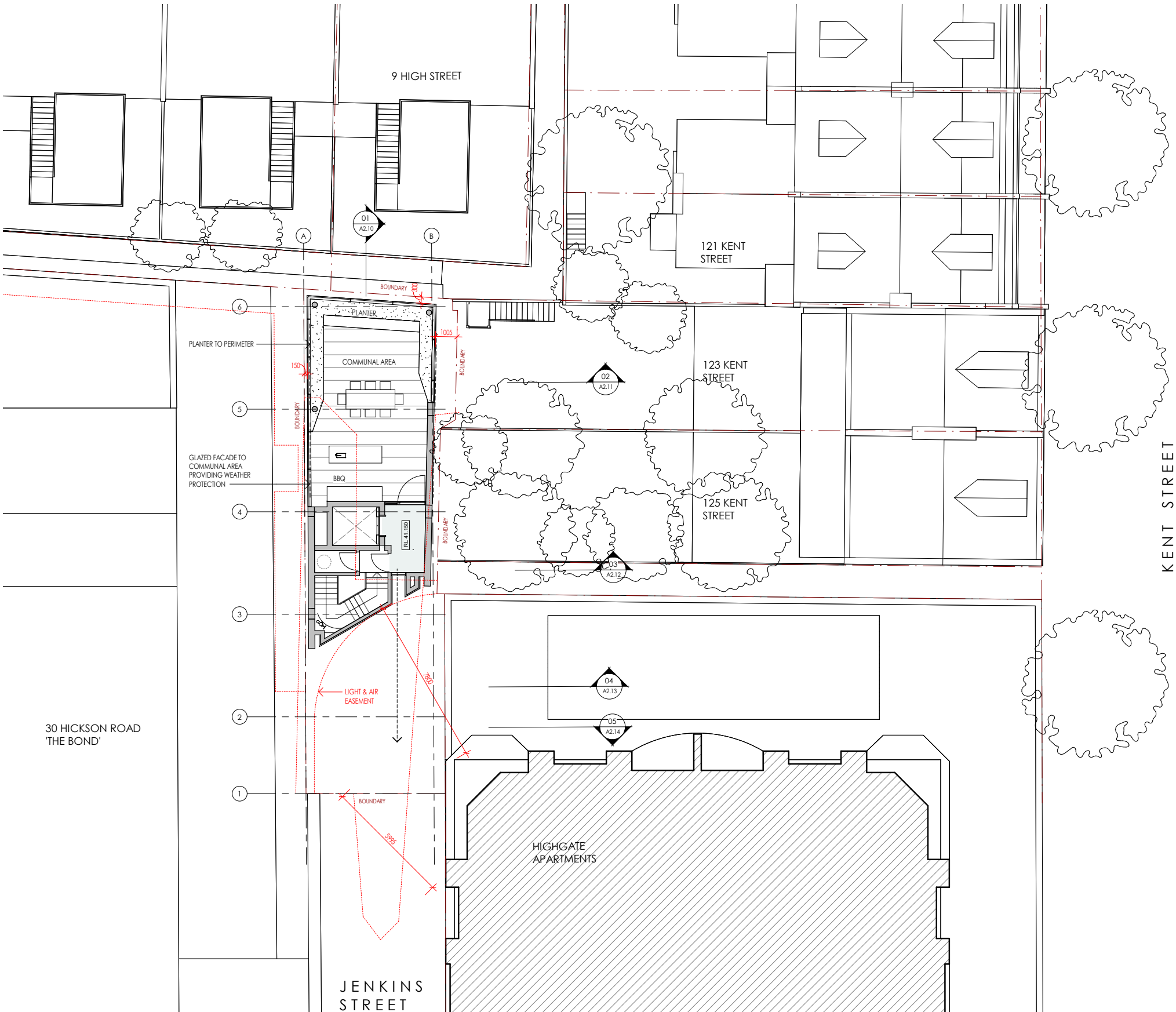
Level 6

A landscaped communal open space area has been located at the upper most level of the proposed building , providing additional amenity and opportunities for social interaction.

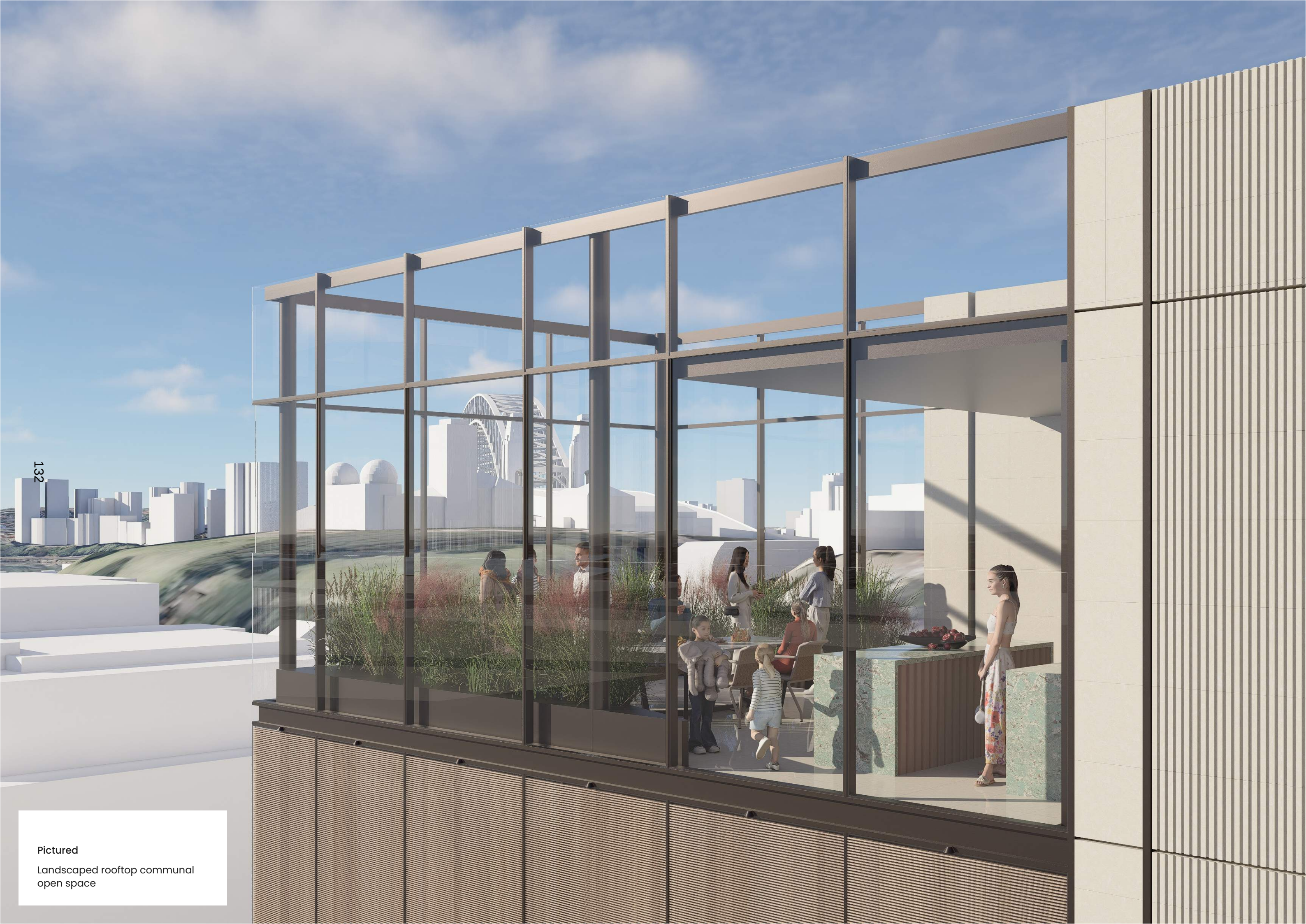
The facade system has been extended to the top of this level mitigating the effects of wind, improving the functionality of the roof top area.

The upper roof level has been planted out providing increased visual amenity when viewed from the higher adjacent tower buildings.

These landscaped elements also contribute to reducing the urban heat island effect, improving thermal comfort and sustainability within the development.



Pictured
Landscaped rooftop communal
open space



4.3 Residential Amenity

The proposed development at 125A Kent Street Millers Point has been carefully crafted to provide high-quality living environments, exceeding Apartment Design Guide (ADG) standards, while addressing the sites unique context. Apartments are planned to maximise opportunites for light and ventilation while maintaing a high level of amenity for the residents and surrounding developments through the buildings layered facade system.

Solar Access

With its northern orientation, the development optimises solar access, ensuring ample daylight penetration into living spaces.

80% of apartments receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter to habitable areas.



4.3 Residential Amenity

Cross Ventilation

The majority of apartments feature dual aspects, allowing for excellent cross ventilation and improved indoor air quality. This reduces reliance on mechanical cooling, creating a comfortable and energy-efficient living environment, while operable windows and strategically positioned openings further enhance natural airflow.

67% of apartments in the development are naturally cross ventilated.

The remaining apartments having a single orientation have been designed with shallow floor plate depths providing improved air circulation within the apartments.



5.0 Landscape

5.1 Landscape Concept Overview

The proposed landscape design at 125A Kent Street Millers Point enhances resident amenity, ecological sustainability, and provides visual amenity when viewed from the neighbouring tower developments.

Landscaped communal roof terraces located at level 6 roof area provides opportunities for small gatherings and includes formal, informal seating arrangements and kitchen facilities. The lower level 2 roof terrace provides flexibility and choice for the residents, while enabling social interaction fostering a strong sense of community.

The planting palette including native and adaptive species, have been selected to be water conscious while supporting local biodiversity.

Sustainable design principles have been incorporated into the landscape design including:

- Rainwater captured from roof top areas to be reused for landscape irrigation.
- Green roof top will improve water quality prior to collection and reuse
- Landscaped roof top and communal areas provide biodiversity benefits acting as an extension to other green roof tops and surrounding landscaped ground planes.
- Native and low water species selected
- Greening of rooftops providing additional habitat opportunities.
- A variety of accessible spaces have been provided encouraging exchanges between user groups.

Landscape areas will be maintained by a suitably qualified landscaped contractor, managing green waste from the landscaped areas.



Pictured

Residents enjoying the landscped rooftop outdoor communal open space



5.2 Communal Open Space

The development provides generous communal open spaces, exceeding ADG requirements for high-quality outdoor areas. The northeast space offers excellent views, solar access, and seamless indoor connectivity, enhancing accessibility and community interaction. Additional southwest and rear spaces include seating and shaded zones, integrating with the landscaped setting for diverse recreational opportunities. The various communal spaces offer diverse recreational opportunities in a secure and welcoming setting.

Security is prioritised through passive surveillance, well-lit areas, and clear access points.



6.0 Facade and Materials

6.1 Proposed Materials & Finishes Schedule

The proposed facade treatment will form a simple backdrop to the adjacent heritage dwellings seamlessly blending in against the contemporary tower facades to the south.

Insulated glass facade system incorporating light-diffusing or energy-efficient inserts (e.g. mesh, or wood) optimising daylighting, privacy, and thermal performance while maintaining visual interest.

Dark bronze aluminium cladding offers a refined, contemporary finish with subtle reflectivity. It provides warmth and depth, enhancing material richness while ensuring durability and low maintenance.

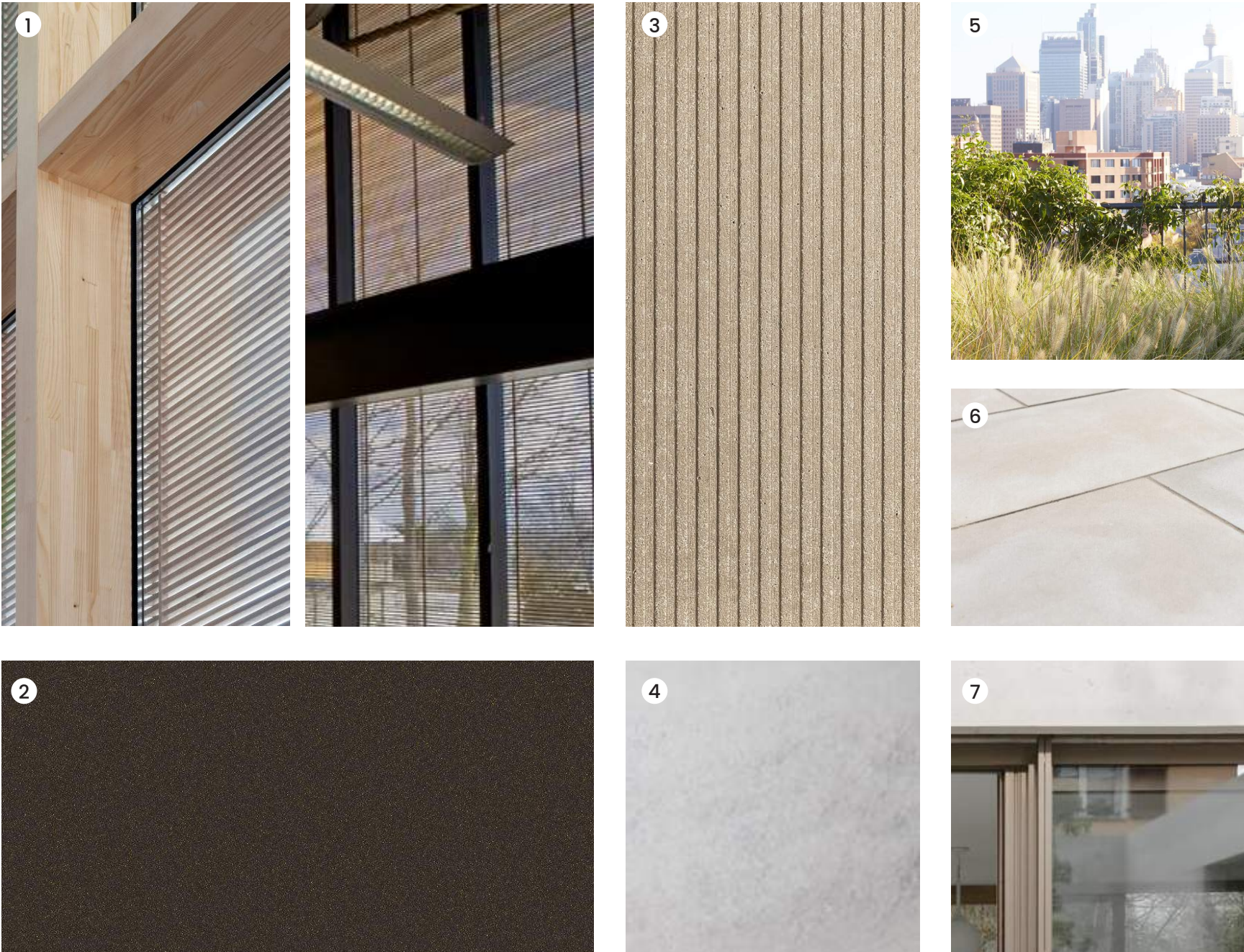
1. Grooved GRC sandstone-look cladding evokes Sydney's sandstone heritage with a contemporary interpretation. It provides lightweight durability, tactile texture, and sculptural shadowing, referencing traditional masonry within a modern architectural language.

Australian native planting on a Sydney rooftop terrace offers a resilient, textural landscape with seasonal colour, movement, and habitat value—enhancing urban biodiversity while reflecting the local ecological character.

Legend

- 1. Insulated glass facade system with timber louver interlayer - equivalent to Okalus
- 2. Anodised aluminium in dark bronze
- 3. GRC cladding - Sandstone
- 4. Off form concrete - Mineral silicate stain
- 5. Landscape planting
- 6. Large format pavers
- 7. Aluminium framed glazing - dark bronze anodised finish

A material palette that reflects Sydney's unique coastal climate, rich architectural heritage, and diverse urban context, ensuring durability, visual harmony, and cultural relevance.



- Legend
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7.0 Environmentally Sustainable Design

7.1 ESD Strategies

The development integrates Environmentally Sustainable Design (ESD) strategies to enhance energy efficiency, reduce environmental impact, and improve occupant comfort.

The existing building structure will be adaptively reused reducing the requirement for materials and resources and minimising construction waste.

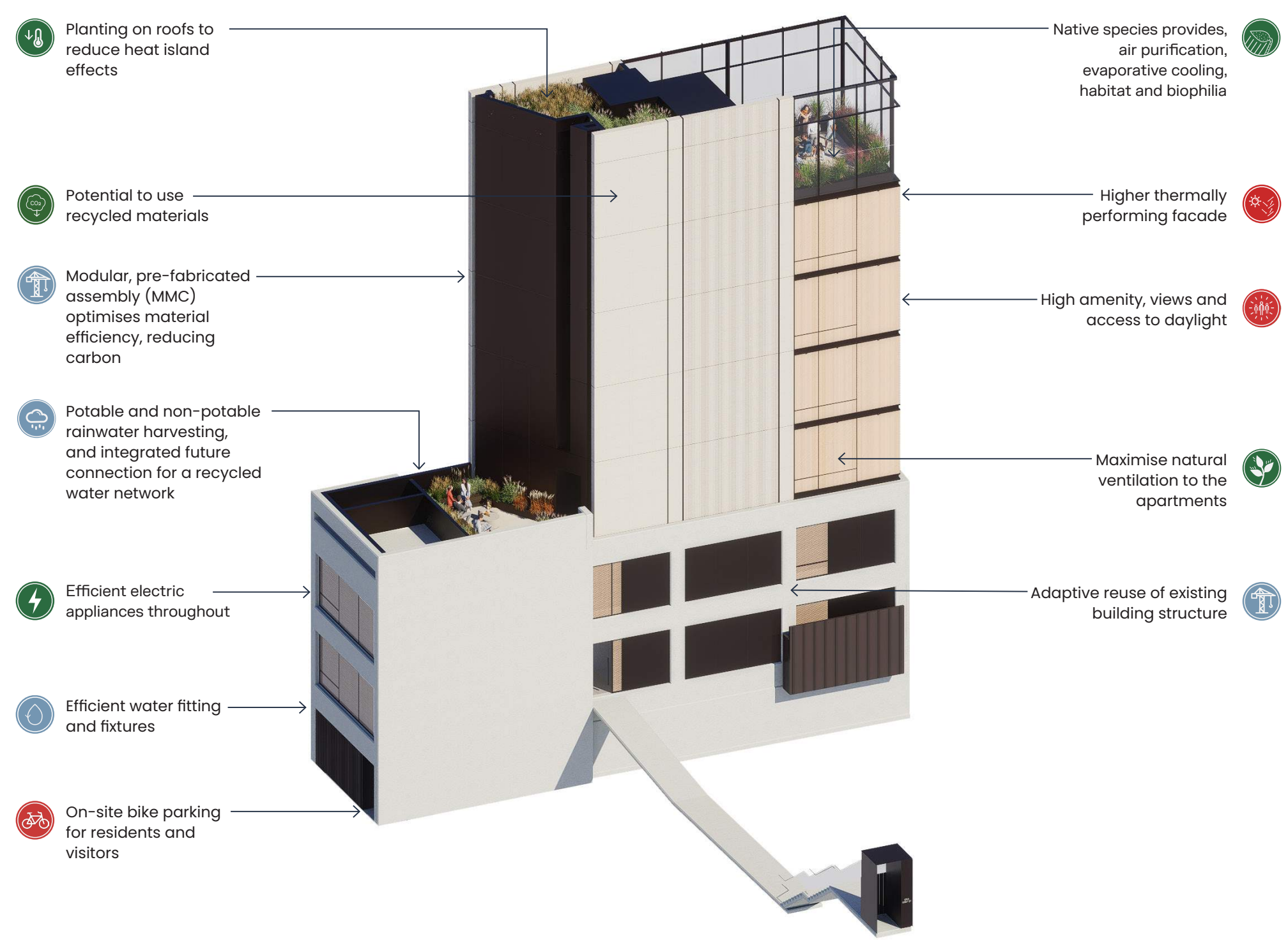
Prefabricated modular construction is considered to improve material efficiency, reduce construction waste, and lower embodied carbon, contributing to a more sustainable building process.

The building's orientation and facade design optimize solar access and natural ventilation, minimizing reliance on artificial heating and cooling. High-performance double glazing with louve interlayer provides solar control reducing heat gain while maximizing daylight penetration.

In line with the recent City of Sydney's renewable energy policy, gas will not be used within the building.

The project also incorporates water-efficient fixtures, rainwater harvesting for irrigation, and energy-efficient lighting and appliances further promote sustainability.

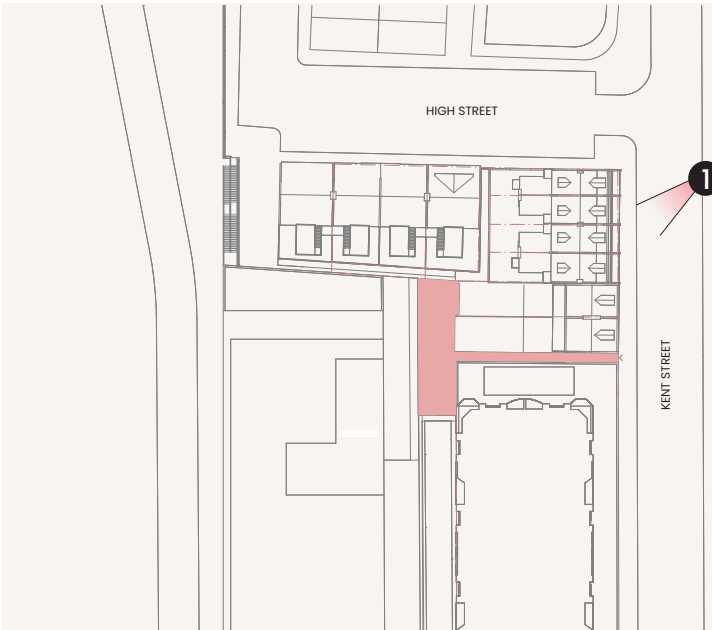
Additionally, given the sites proximity to public transport including car share facilities, and the adaptive reuse of the building parking will not be provided on site. The provision of secure bicycle parking will be provided supporting low-carbon mobility, reinforcing the project's commitment to long-term environmental and social sustainability.



8.0 Visual Impact Study

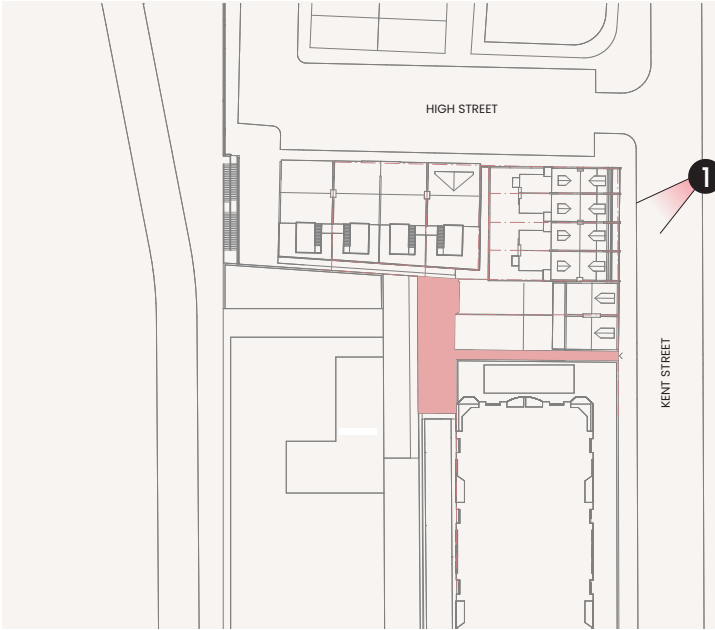
8.1 Views Back to site – EXISTING

- 1 View looking south west from the bottom of Agar Steps at the corner of Kent St and High St.



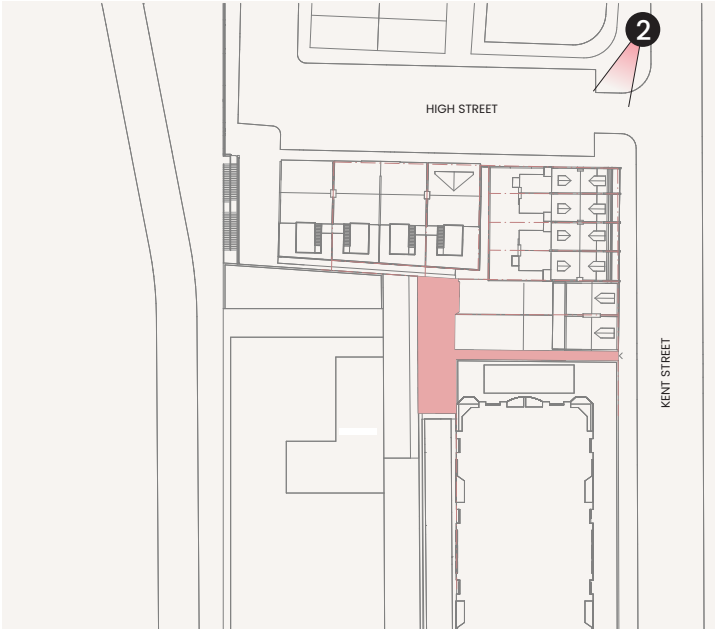
8.1 Views Back to site – PROPOSED

- 1 View looking south west from the bottom of Agar Steps at the corner of Kent St and High St.



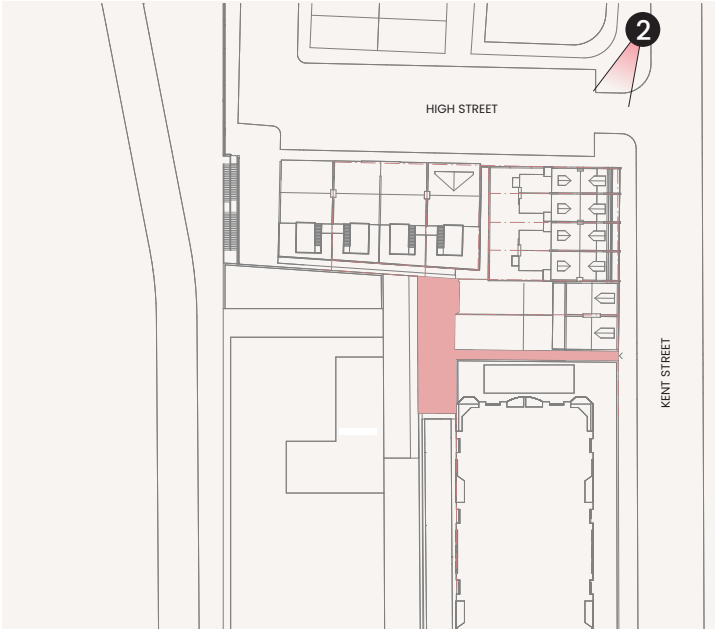
8.1 Views Back to site - **EXISTING**

- 2 View looking south west from the pedestrian crossing near Millers Point Tennis Court at the corner of Kent St and High St.



8.1 Views Back to site - **PROPOSED**

- 2 View looking south west from the pedestrian crossing near Millers Point Tennis Court at the corner of Kent St and High St.



8.1 Views Back to site - **EXISTING**

4 View from High St near High St Gardens looking south east.

