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Wharf Road Apartment Development

237 Wharf Road, Newcastle NSW 2300 - DA ISSUE

Architects Statement

The brief for the development site, located along Wharf Road Newcastle, was to design a high end, boutique residential development and to create a distinctive project unique to Newcastle. A design that would embrace the environmental, social and aesthetic elements befitting its harbourside location. The development will be a bold and innovative design for not only Newcastle, but also be a benchmark for the entire Hunter Region.

Through careful planning and determination, Newcastle has claimed its location as a premium place to reside. The Precinct is transforming to encourage modern architecture and civic design principles while remaining cognisant of the ideas and traditions that make Newcastle so endearing to local residents.

This significant site establishes a gateway to the east end of Honeysuckle, as well providing a link to the city centre from Newcastle Harbour foreshore. The built form is broken down both vertically and horizontally with the use of soft curves, providing a sense of individuality to each apartment, a high level of amenity to the residents, whilst maintaining a visual connection and edge to the Brown Street view corridor to the harbour foreshore.

Whilst the proposal has its main frontage facing Wharf Road, with a predominantly communal space for residents on the elevated podium providing an active street frontage, the proposal also relates and links to Scott Street with terraced landscaped gardens transitioning to the adjoining green space. The setbacks of this building are consistent with the adjoining development to the west which reinforces the streetscape and allows a 6-storey built form to address the prominent north east corner of the site as the balcony edges softly follow Wharf Road with its curved forms.

The northern facade addresses Wharf Road and the foreshore with landscaped zones terracing down from the podium level providing both privacy and the interface between the public and private realm. The building takes advantage of the views with expansive glazing and a level of transparency on the upper levels that transition to a more solid building on the lower-level balconies, providing privacy, as the form gently layers into the site.

To the south the building is setback to provide a balance of built form and terraced gardens cascading down to the open space leading to Scott Street and the City Centre. The scale is reduced by the change of material at the penthouse level and the use of private balconies provide a development that is as striking from Scott Street as it is from Wharf Road.

The open spaces are considerable ranging from landscaped setbacks from its boundaries to the lush landscaping internal to the development which provides a high level of private common open space within the development, all centred around the pool with overhead green beam providing privacy from the balconies over. In addition, the cascading landscaping within the view corridor softens the appearance of the building from the adjoining lots while addressing any future development to the adjoining site to the east.

The architectural design is modern, with the aim to be timeless, with detailed attention paid to proportion both horizontal and vertical. Stylistically the development achieves an elegant soft aesthetic through the use of the flowing curves, layered elements and sophisticated materials including stone, rendered masonry, metal cladding and glass. The material articulation breaks down the bulk of the building appearance from the streetscape and responds to the human scale of the pedestrians passing by.

The overall design of this boutique residential development provides a quality urban design and architectural outcome that strongly contributes to the character of the Civic Precinct and Newcastle. The architecture is modern, yet timeless in its proportions and materials, offering a high level of amenity for residents, with direct access to the community services and recreational facilities of Newcastle.

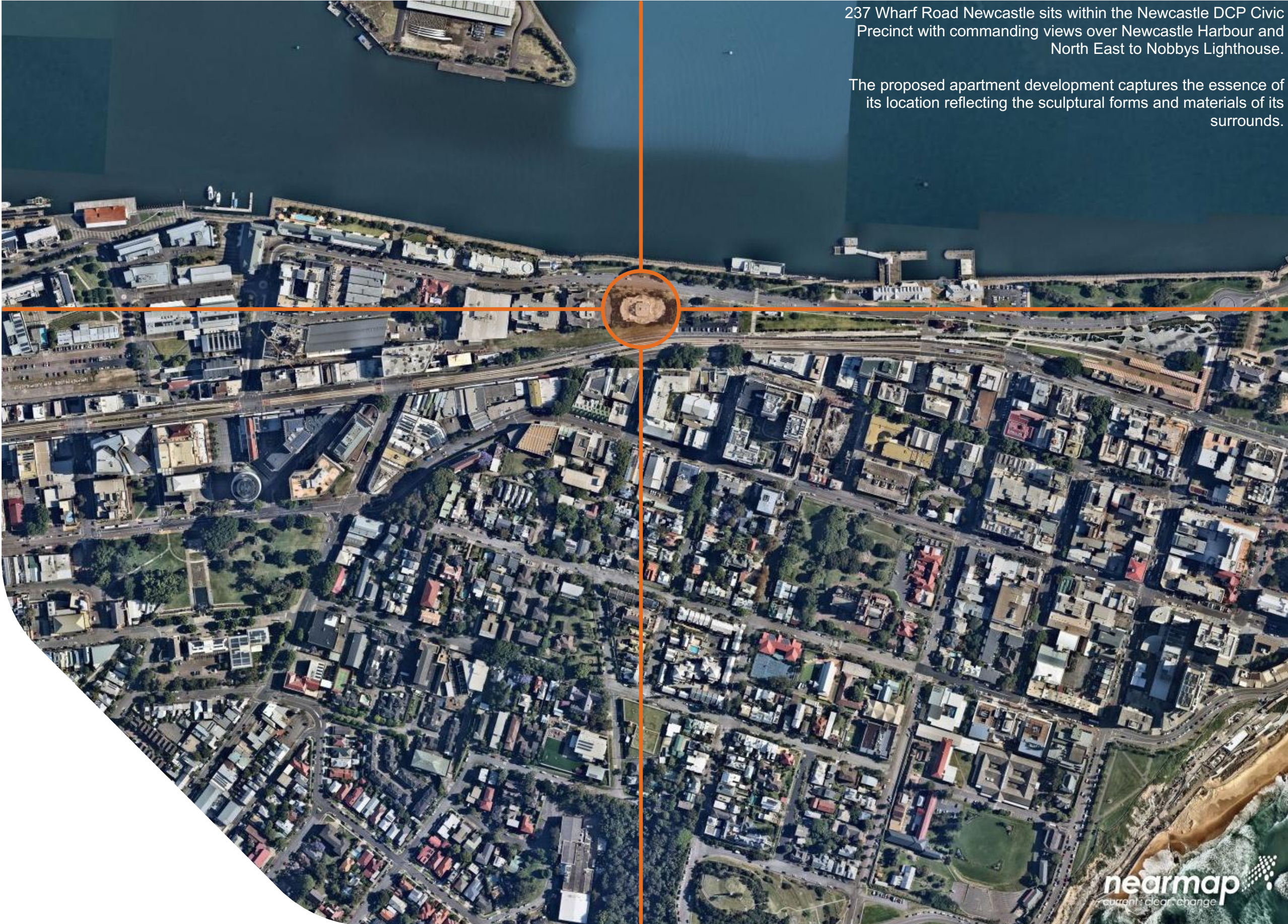
The design incorporates sustainable principles and will benchmark future developments to contribute to the streetscape and public realm. Establishing such a standard will produce not only quality future developments and a sense of place, but also enrich the character of the area and representing an exciting new residential offering to be appreciated by existing and new residents.

**237 Wharf Road
Newcastle NSW 2300**

- Lot 1 DP 747803
- Lot 102 DP 736173
- Zone: MU1 Mixed Zone
- Height Limit - 22m (NCC LEP Clause 7.5-6)
- FSR - 1:5 : 1

237 Wharf Road Newcastle sits within the Newcastle DCP Civic Precinct with commanding views over Newcastle Harbour and North East to Nobbys Lighthouse.

The proposed apartment development captures the essence of its location reflecting the sculptural forms and materials of its surrounds.



237 Wharf Road Newcastle Apartment Development : Location Plan

13892 - A02 - Rev K - 6/01/2025
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0 10m 50m 100m ON ORIGINAL A3 NTS @ A3





1 VIEW EAST DOWN WHARF RD



2 VIEW WEST DOWN WHARF RD

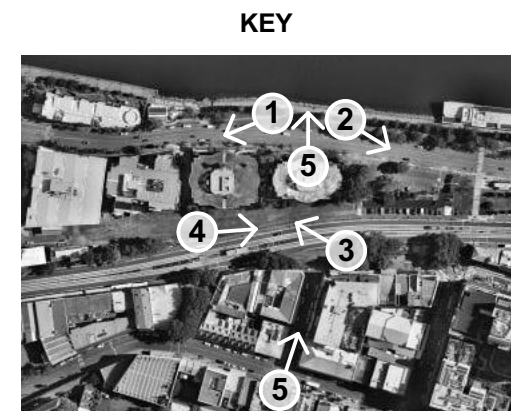
The current site context is a combination of commercial, residential & retail uses which are predominantly 4-5 stories. It has a defined streetscape pattern of an elevated ground floor podium with basement parking but not a defined streetscape character with a variety of built architecture styles, heights and setbacks.



3 REAR OF BUILDINGS FROM HUNTER ST - FUTURE LANEWAY



4 VIEW EAST DOWN HUNTER ST



5 BROWN ST VIEW CORRIDOR - CNR OF KING ST & BROWN ST



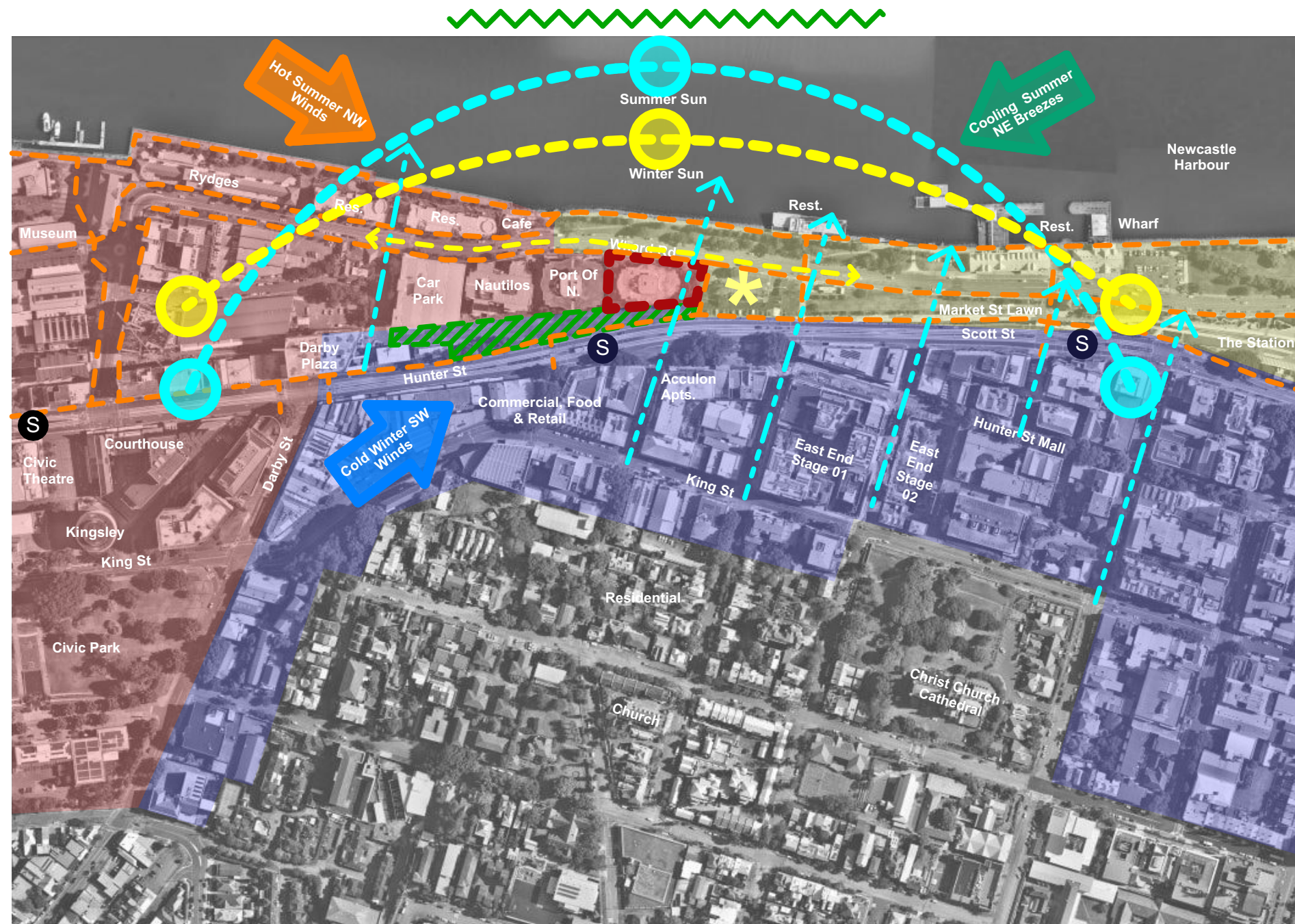
6 VIEW FROM EXISTING GROUND FLOOR ENTRY

237 Wharf Road Newcastle Apartment Development : **Current Context**

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0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3



The site is located within the Newcastle City Centre (NCC DCP Section E5) in the civic precinct, sitting in a transitional zone between the Wharf road foreshore to the North and East and the commercial/residential zone to the south & west along Hunter street and Wharf road. The area is bound by the former rail corridor and future Hunter Street Live-Work Units laneway, key NCC DCP Multi-purpose community space and Brown St View corridor creating the opportunity for a landmark building to signify the intersection of key city centre spaces.

KEY

- Subject Site
- NCC DCP Laneway
- ✱ NCC DCP Multi-Purpose Community Space
- > NCC DCP View Corridors
- <--> Primary Road - Traffic Noise
- Pedestrian Path
- S Light Rail Stop
- NCC DCP Civic Precinct
- NCC DCP Foreshore Precinct
- NCC DCP East End Precinct
- ~ Harbour & Shipping Noise



237 Wharf Road Newcastle Apartment Development : Contextual Analysis - NCC DCP

13892 - A04 - Rev K - 6/01/2025

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10m 50m 100m ON ORIGINAL A3 NTS @ A3





LEP HEIGHT LIMITS

KEY

- 30m
- 24m
- 20m (22m - Clause 7.5-6)
- 18m
- 17m
- 14m
- 10m



Subject Site



Heritage Conservation Area



Site View Lines

LEP FSR

KEY

- 0.9 : 1
- 1 : 1
- 1.5 : 1
- 2 : 1
- 2.5 : 1
- 3 : 1
- 4 : 1



Subject Site



Heritage Conservation Area

LEP ZONING

KEY

- SP2 - Infrastructure
- SP3 - Tourist
- MU1 - Mixed Use
- E2 - Commercial Centre
- RE1 - Public Recreation
- RE2 - Private Recreation
- R3 - Med Density Residential
- R4 - High Density Residential



Subject Site



237 Wharf Road Newcastle Apartment Development : Contextural Analysis - NCC LEP

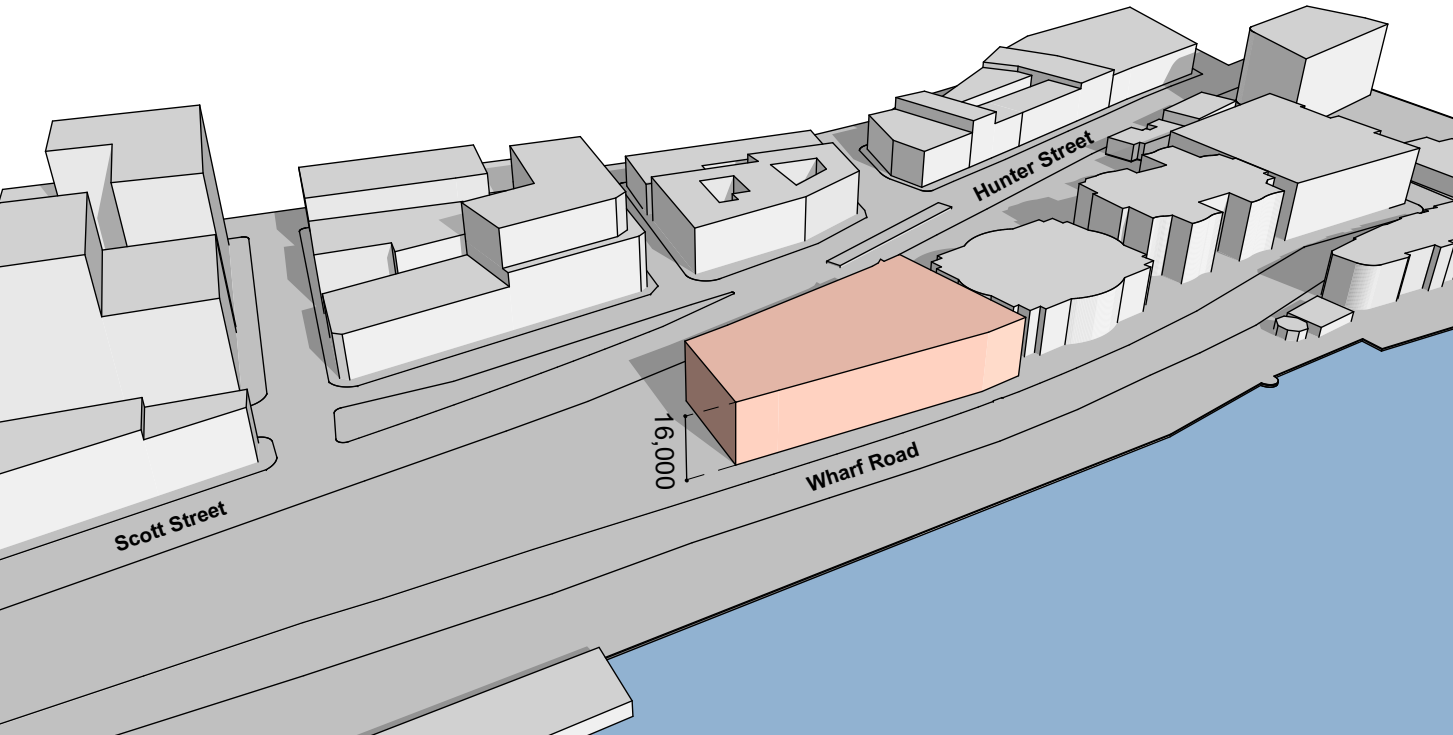
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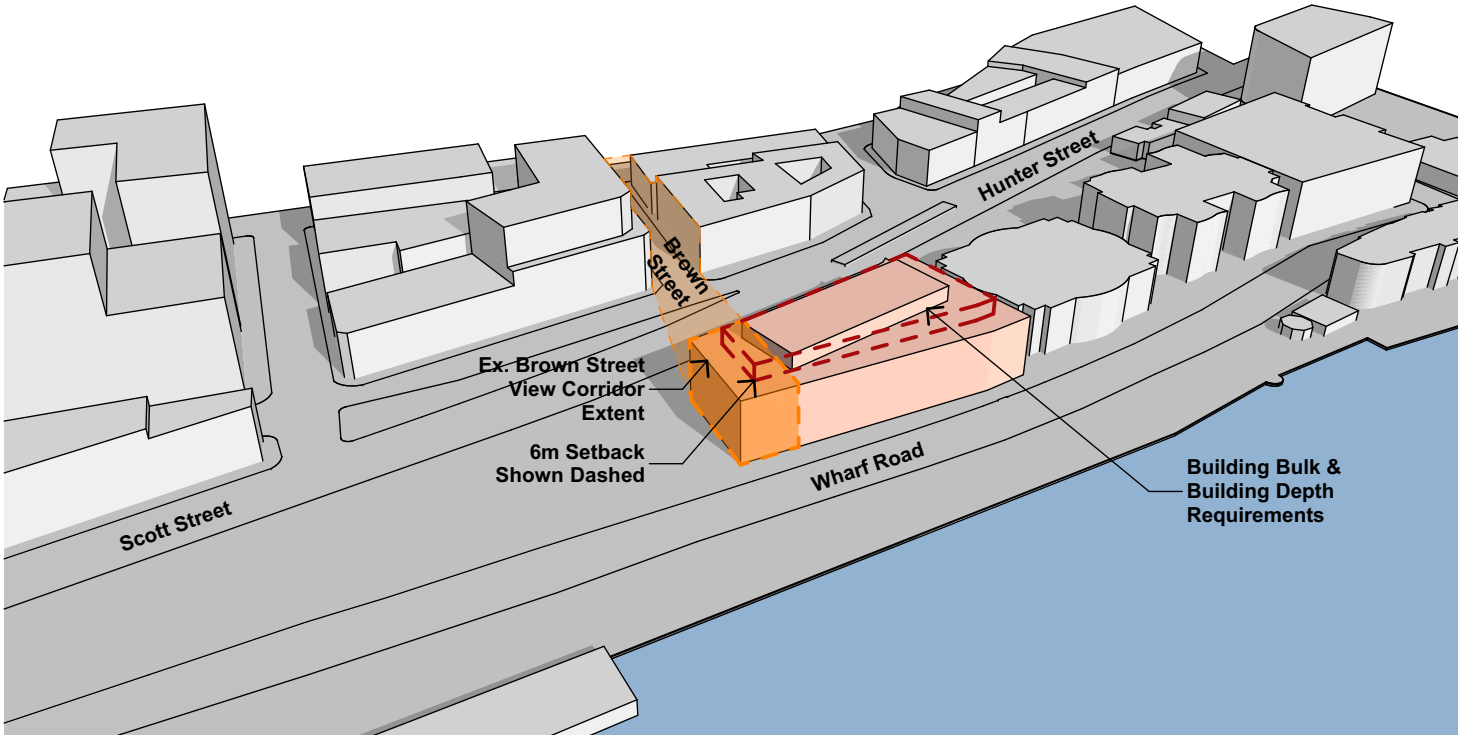
NTS @ A3





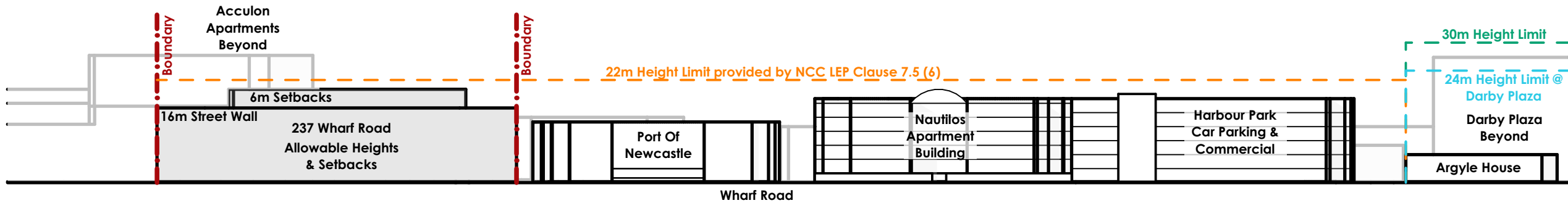
Street Wall

- 16m street wall height on all boundaries (NCC DCP 2023 - E5)

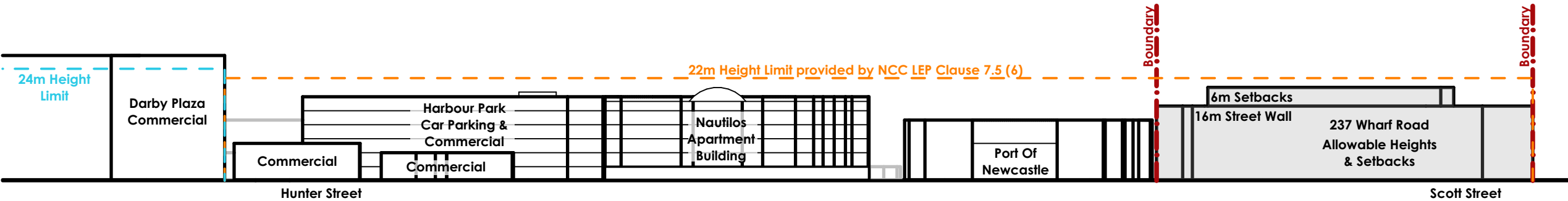


Setbacks, DCP View Corridor, Building Depth & Building Bulk

- 6m setback from all boundaries above street wall height (NCC DCP 2023 - E5)
- Max building depth of 18m & max GFA per floor 900m² above street wall height (NCC DCP 2023 - E5)
- Existing DCP Brown Street view corridor to be maintained (NCC DCP 2023 - E5)



Streetscape Elevation - Wharf Road



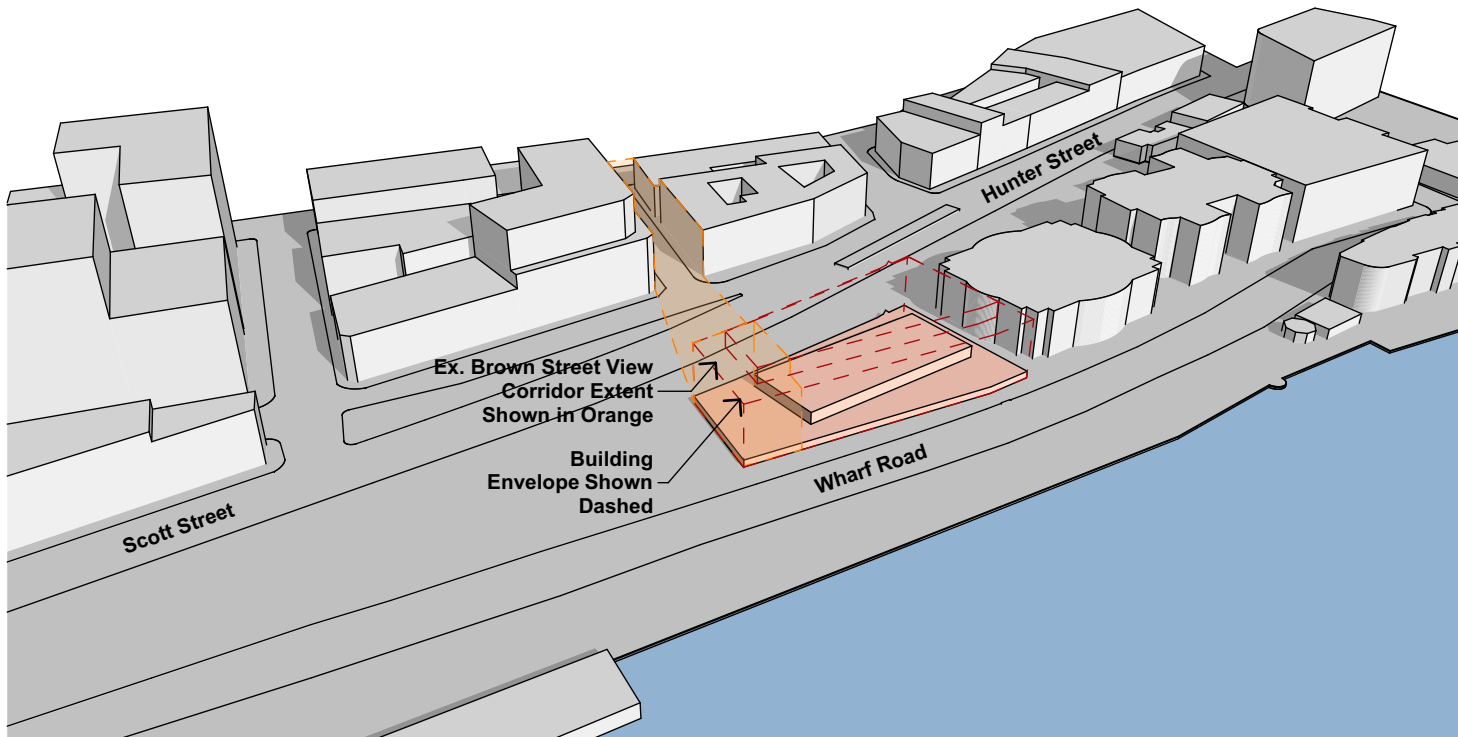
Streetscape Elevation - Hunter Street

237 Wharf Road Newcastle Apartment Development : DCP & Housing SEPP Site Analysis

13892 - A06 - Rev K - 6/01/2025

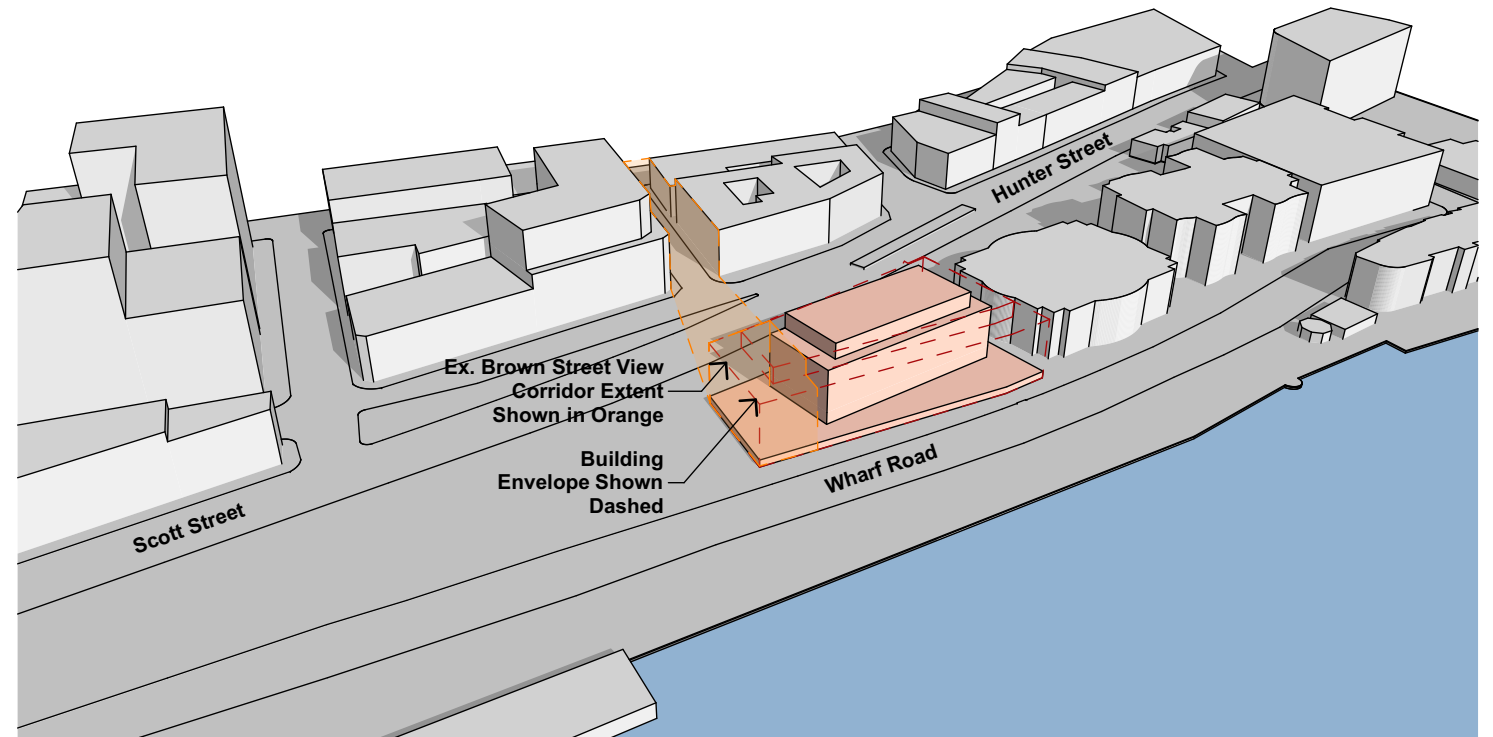
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10m 50mm 100mm ON ORIGINAL A3 NTS @ A3



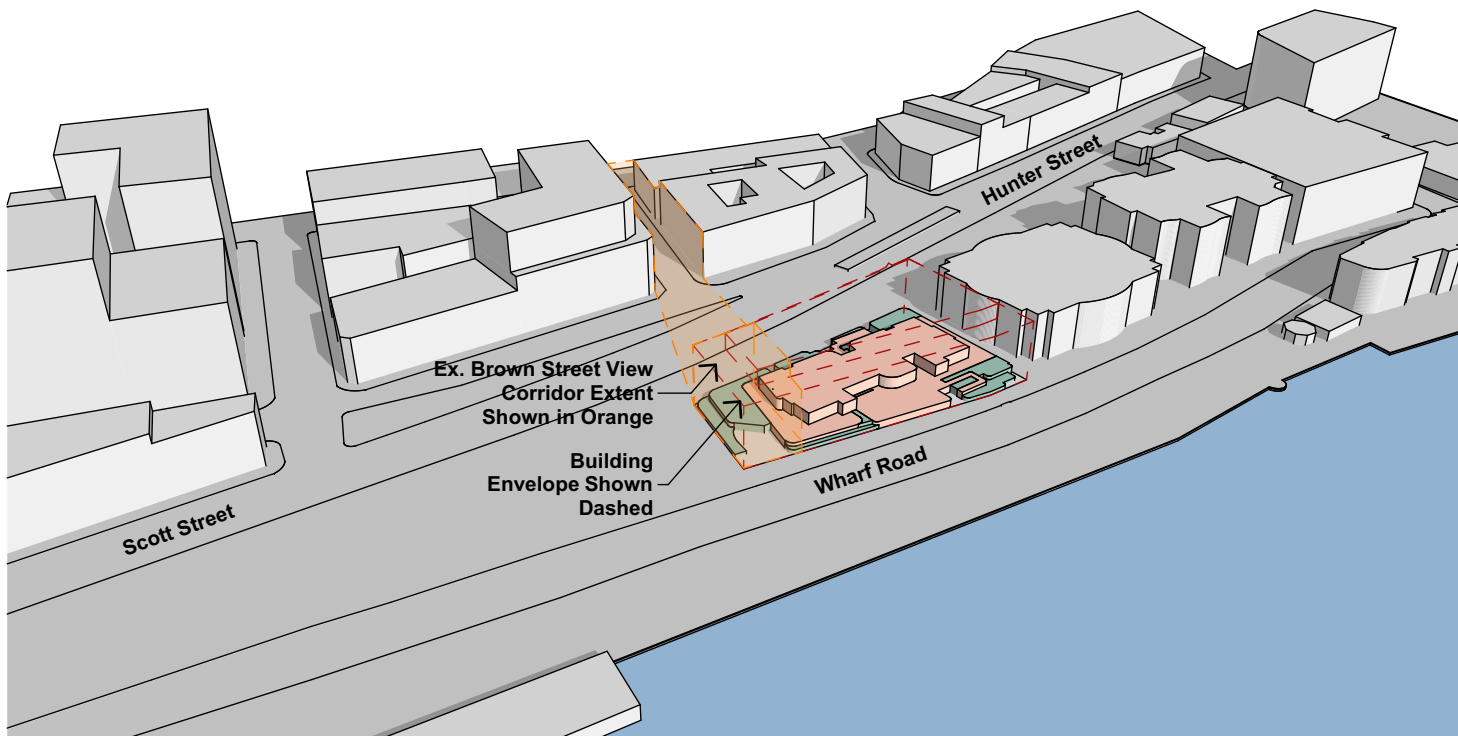
Shaping - Street Activation & Communal Open Space

- Ground floor raised podium level to align with existing streetscape, allowing for a landscaped communal open terrace with private secure entries from wharf road & scott street laneway and communal resident facilities.



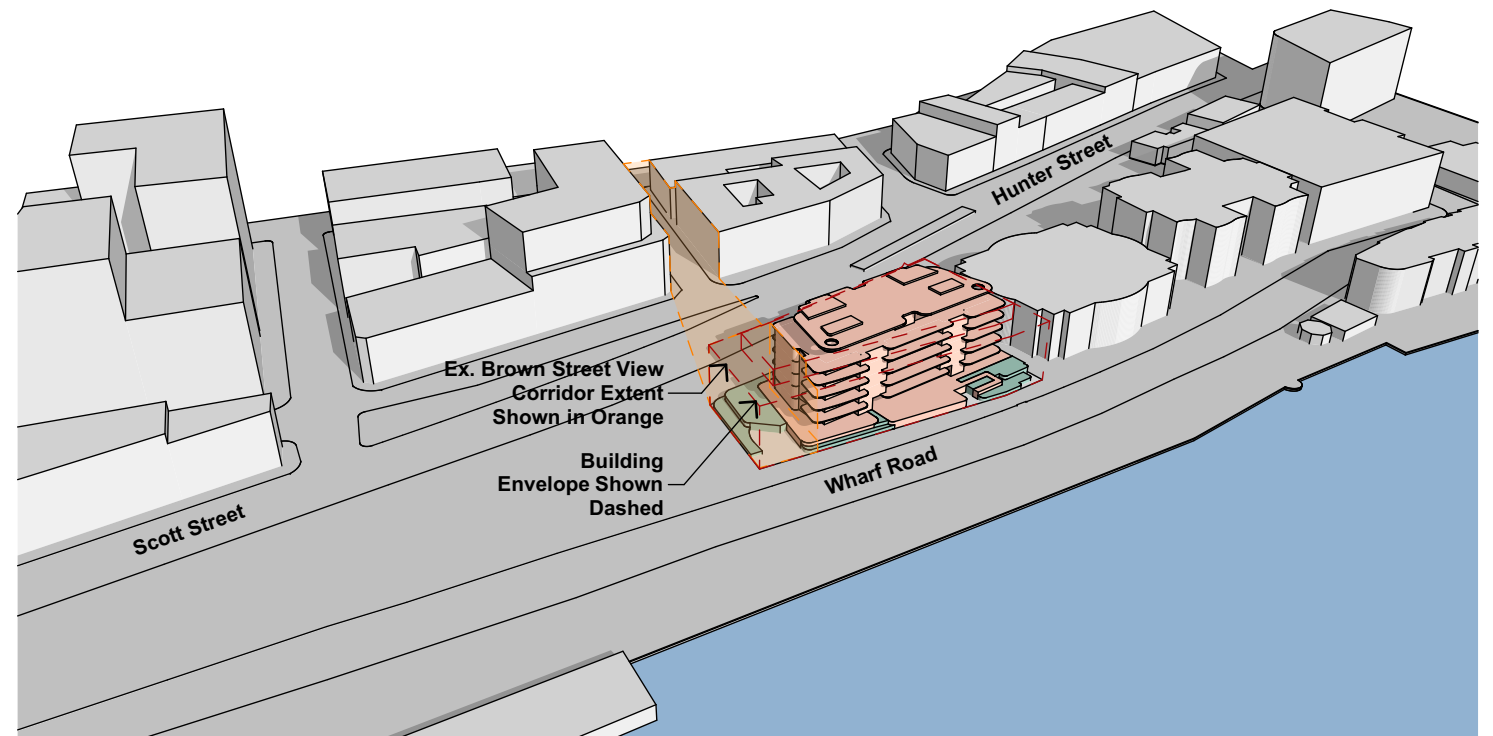
Shaping - Form Articulation

- Setback, brown street view corridor, building depth, building bulk & FSR requirements create a stepped form allowing for future articulation responding to views, solar access and ventilation.



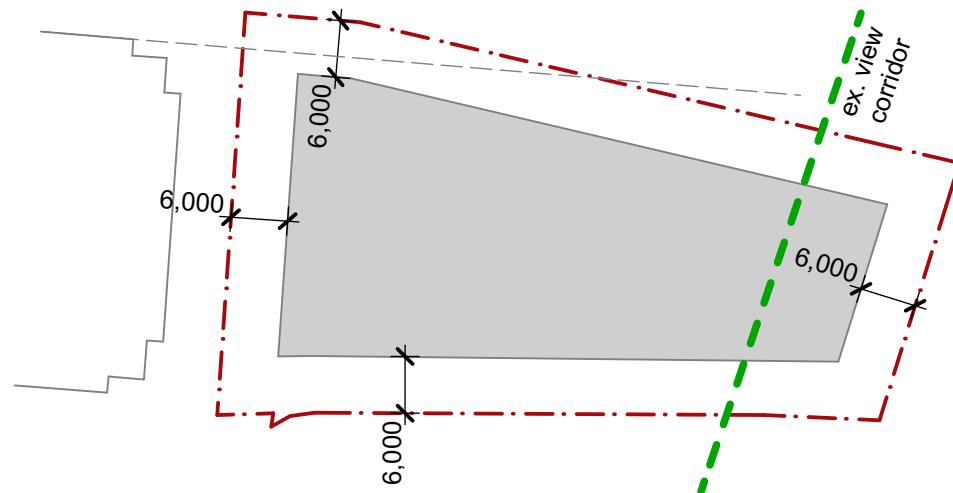
Shaping - Street Activation & Communal Open Space

- Responding to views, solar access & privacy/acoustics through separation and stepping of the communal, private & landscaped areas.



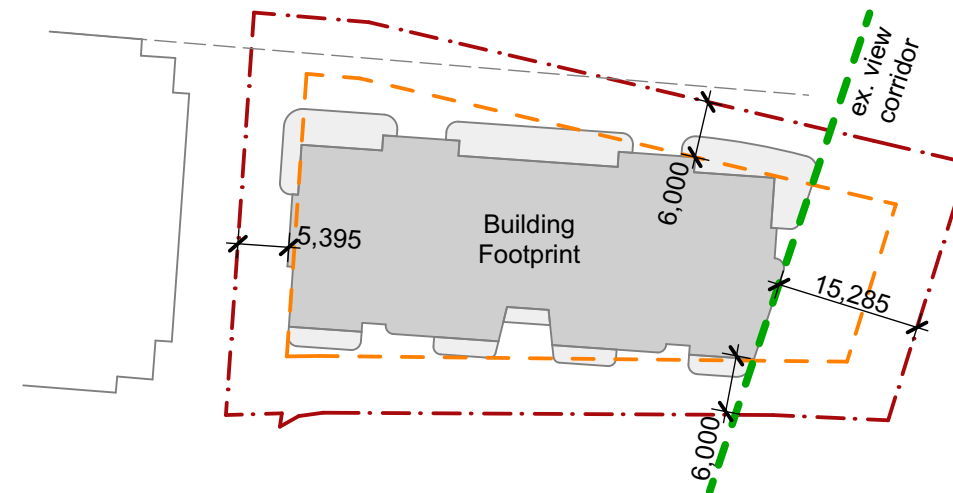
Shaping - Form Articulation

- A stepped form following min. setback requirements and existing brown street view corridor extents allows all units to have cross ventilation, access to northern sunlight and to take advantage of the views to the Harbour whilst maintaining the visual & acoustic privacy between apartments



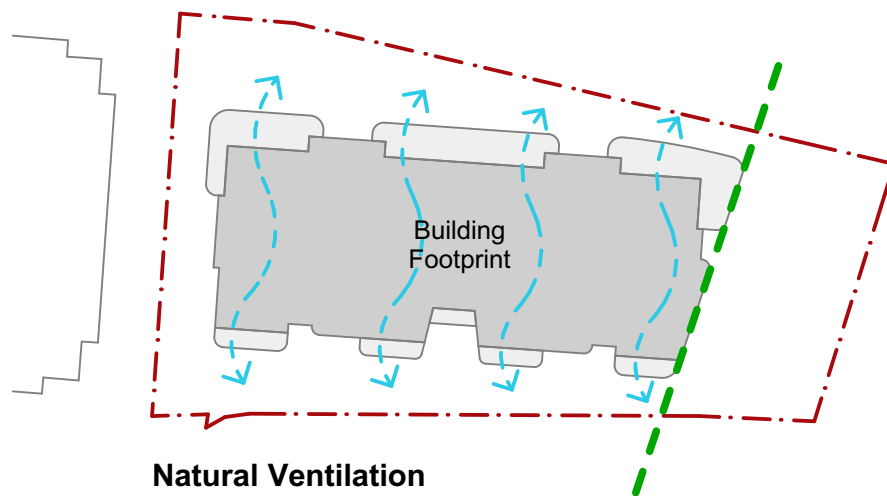
DCP Setbacks Above 16m & View Corridor

- 6m Street Setbacks
- 6m Side & Rear Setbacks
- Ex. View Corridor Extent



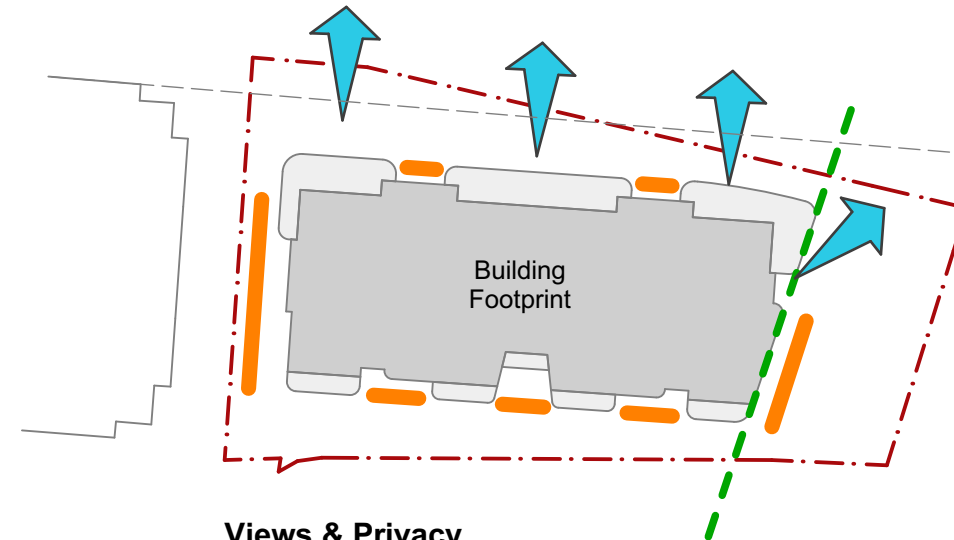
Proposed Site Arrangement

- Ex. View Corridor Maintained
- min. 6m Street & Rear Setback
- 5.395m pop-out setback on Western Boundary



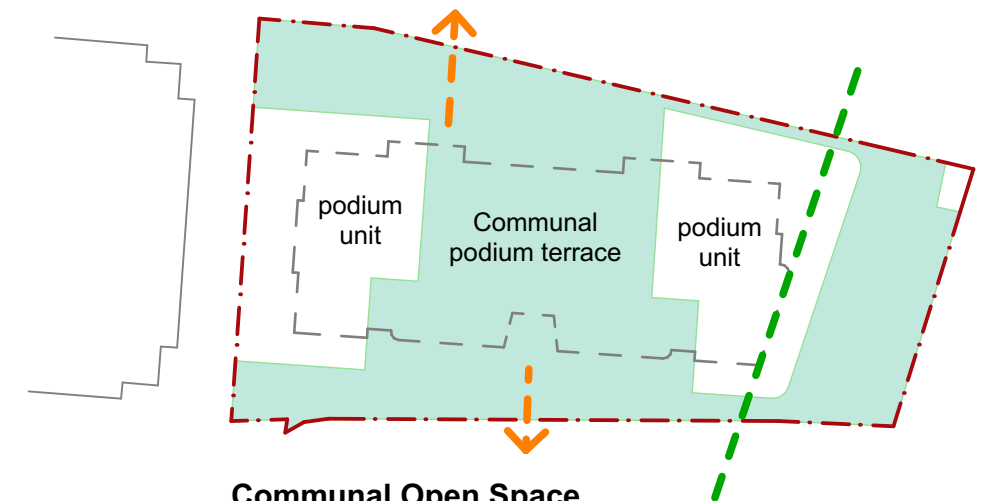
Natural Ventilation

- 100% of units have natural cross ventilation



Views & Privacy

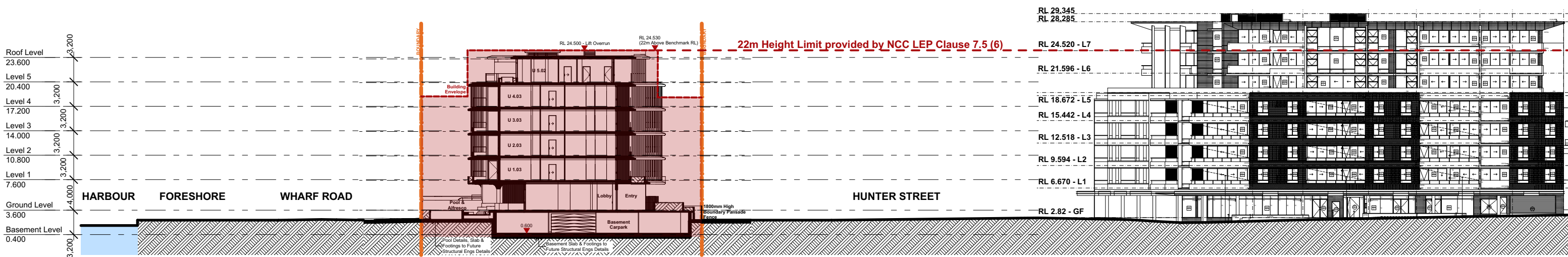
- Harbour views from all units
- Visual & acoustic privacy provided to & from neighbouring properties



Communal Open Space

- Communal podium terrace with private secure entries from wharf road & laneway, landscaping, communal facilities, views & direct solar access





WHARF ROAD - BROWN STREET SECTION

Note: Benchmark RL 2.530
taken from Survey

237 Wharf Road Newcastle Apartment Development : **View Analysis Sheet 01**

13892 - A08A - Rev I - 6/01/2025

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0 10mm 50mm 100mm ON ORIGINAL A3 1:500 @ A3

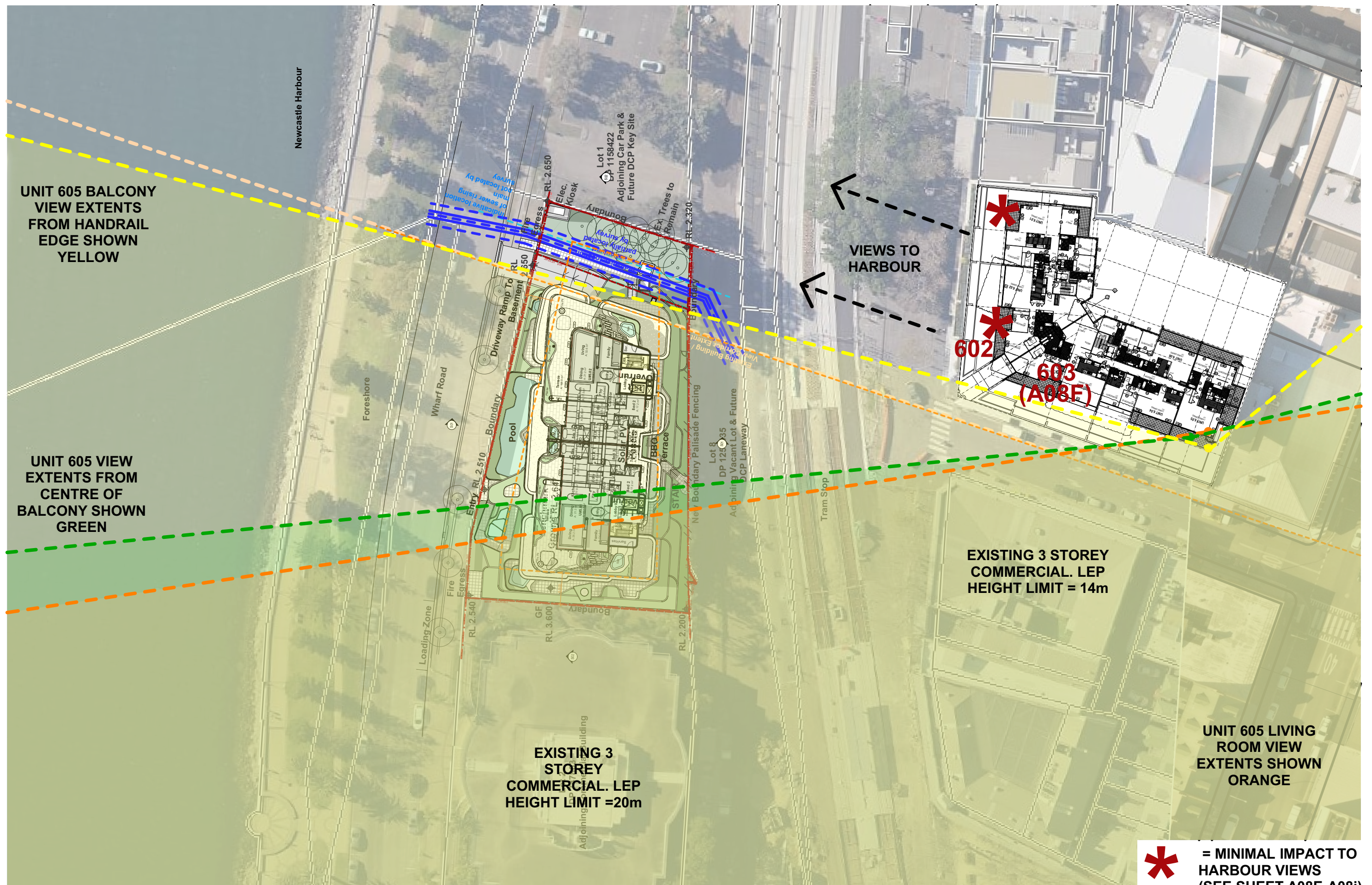


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NTS @ A3

EJE Integrity
Innovation
Inspiration



ACCULON LEVEL 6 APARTMENT VIEW ANALYSIS



237 Wharf Road Newcastle Apartment Development : View Analysis Sheet 03

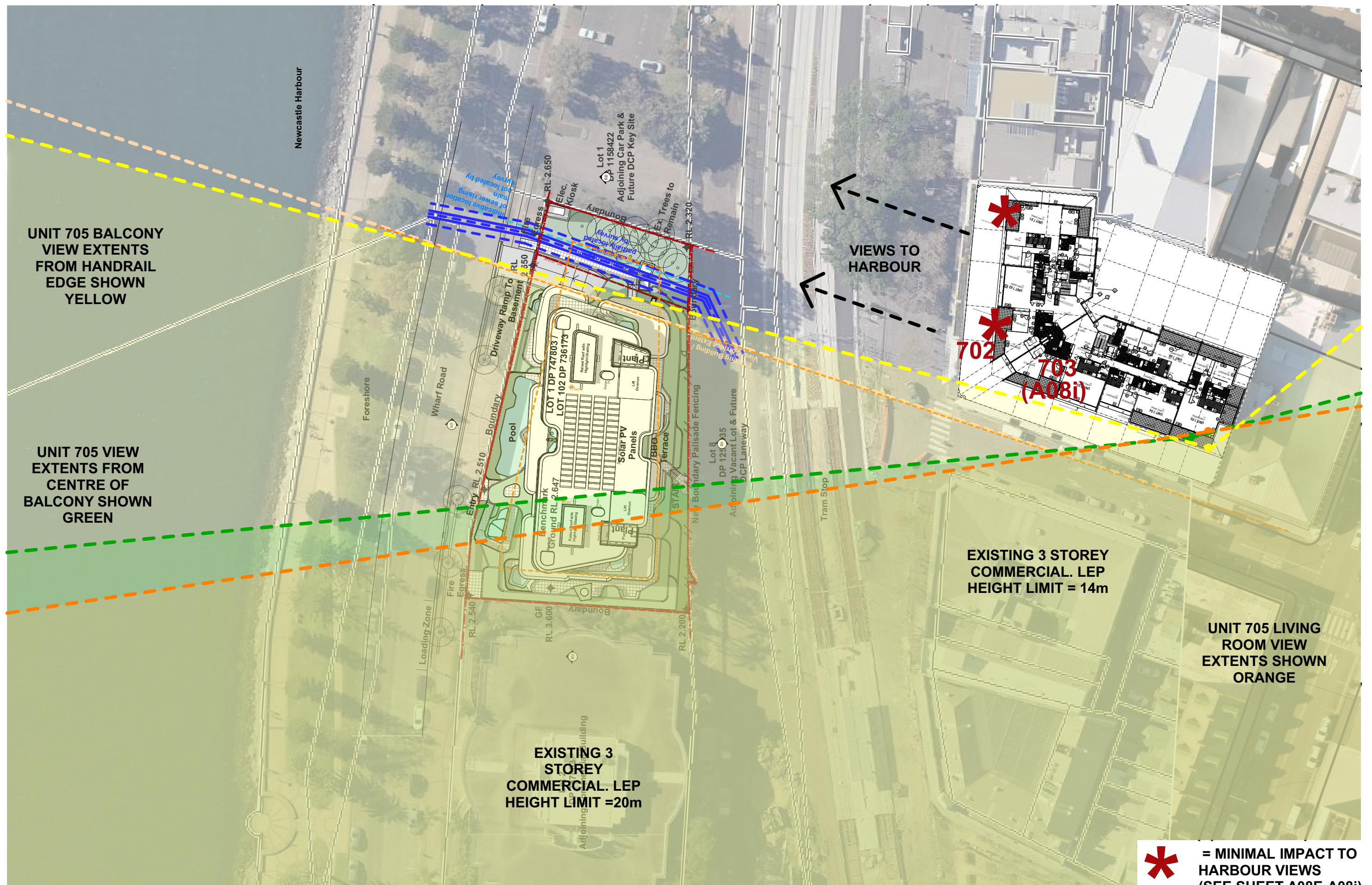
13892 - A08C - Rev H - 6/01/2025

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0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3

EJE Integrity
Innovation
Inspiration

***** = MINIMAL IMPACT TO
HARBOUR VIEWS
(SEE SHEET A08E-A08I)



ACCULON LEVEL 7 APARTMENT VIEW ANALYSIS



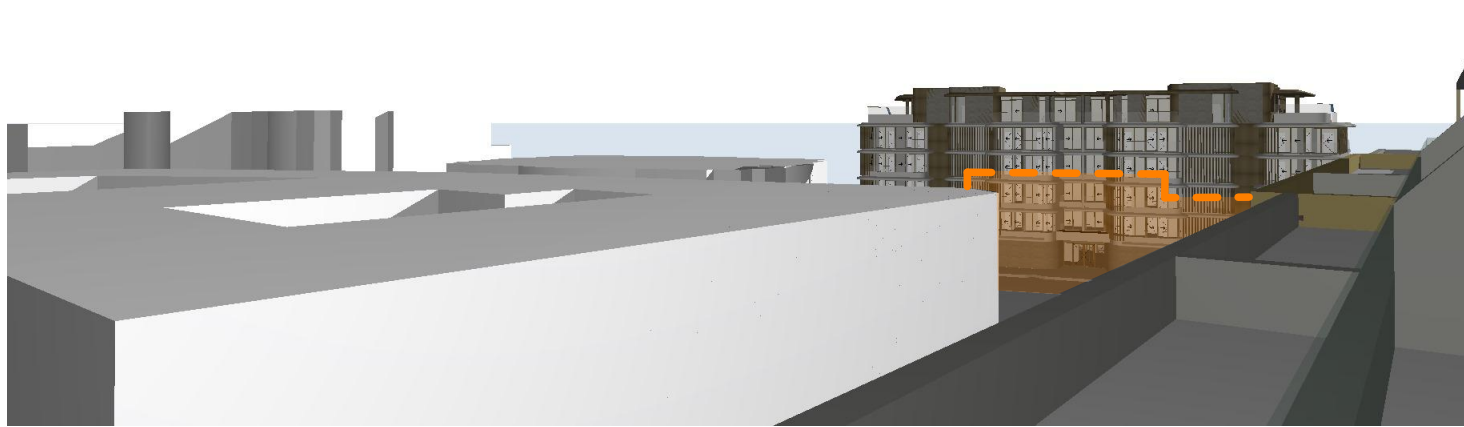
237 Wharf Road Newcastle Apartment Development : View Analysis Sheet 04

13892 - A08D - Rev H - 6/01/2025

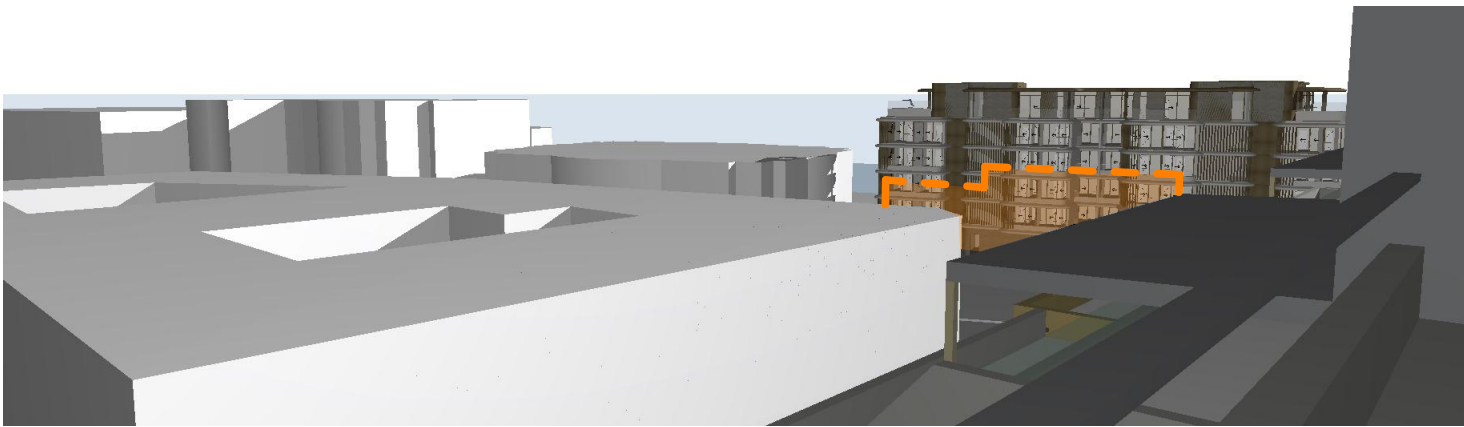
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NTS @ A3

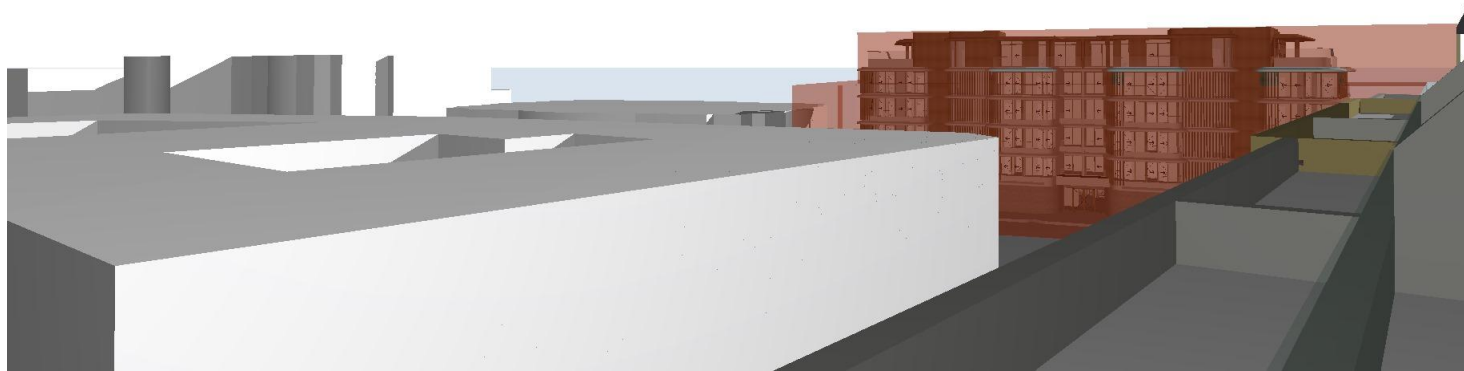
EJE Integrity
Innovation
Inspiration



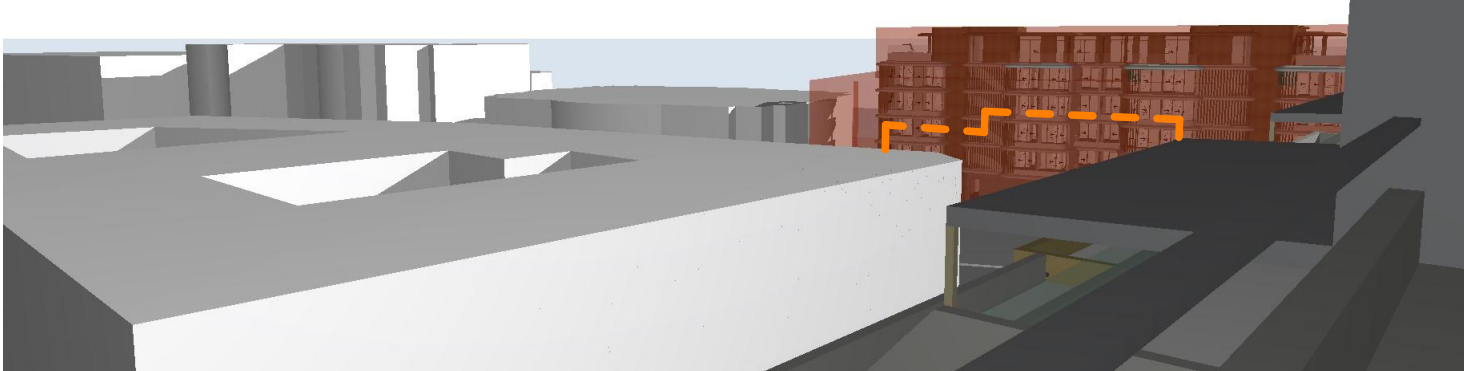
UNIT 505 BALCONY NW HARBOUR VIEW - EXISTING BUILDING SHOWN ORANGE



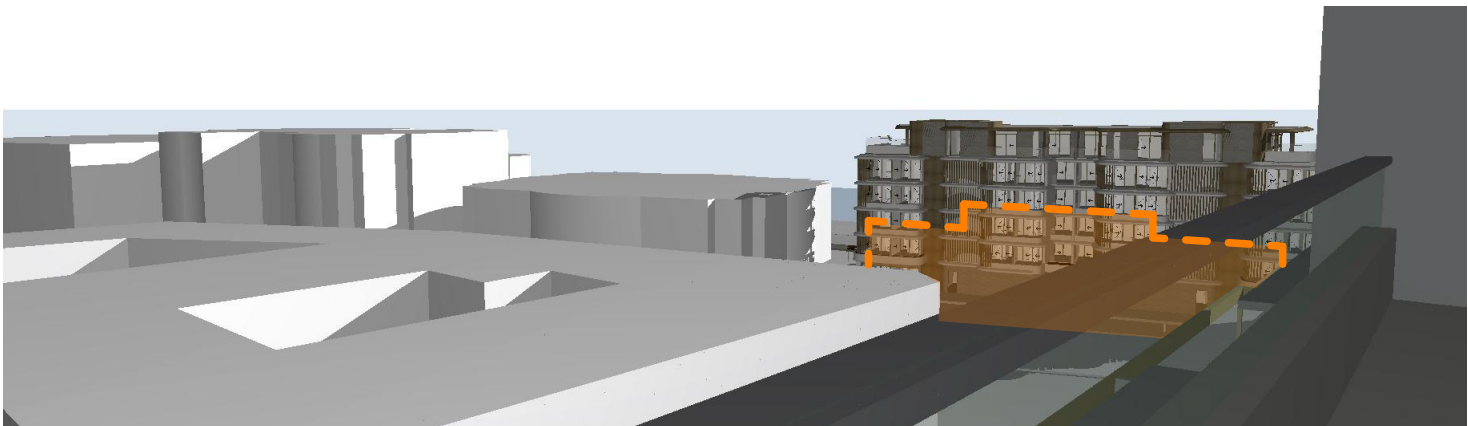
UNIT 605 NW BALCONY HARBOUR VIEW - EXISTING BUILDING SHOWN ORANGE



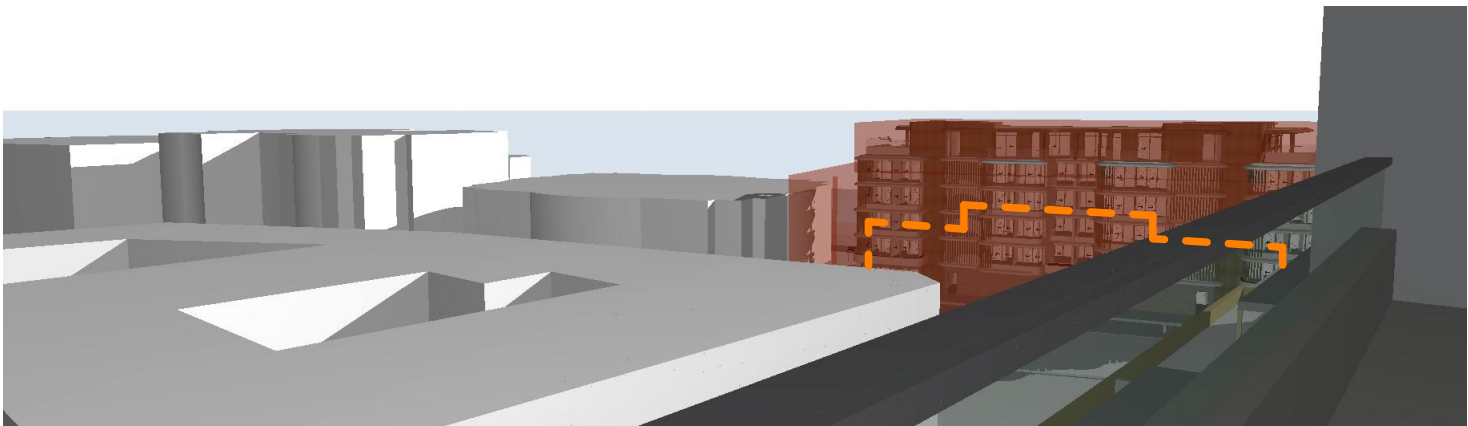
UNIT 505 BALCONY NW HARBOUR VIEW - SHOWING HEIGHT LIMIT EXTENTS



UNIT 605 NW BALCONY HARBOUR VIEW - SHOWING HEIGHT LIMIT EXTENTS



UNIT 705 NW BALCONY HARBOUR VIEW - EXISTING BUILDING SHOWN ORANGE



UNIT 705 NW BALCONY HARBOUR VIEW - SHOWING HEIGHT LIMIT EXTENTS

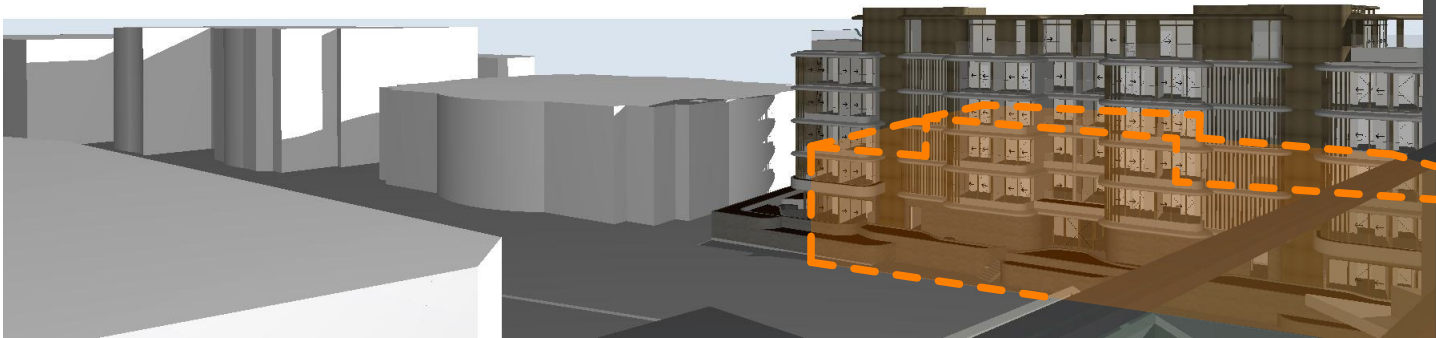
DCP & LEP Controls - 16m Street wall height with 6m setback above to 22m max. building height (NCC LEP Clause 7.5-6 - RL 24.530)

Note: Benchmark RL 2.530 taken from Survey

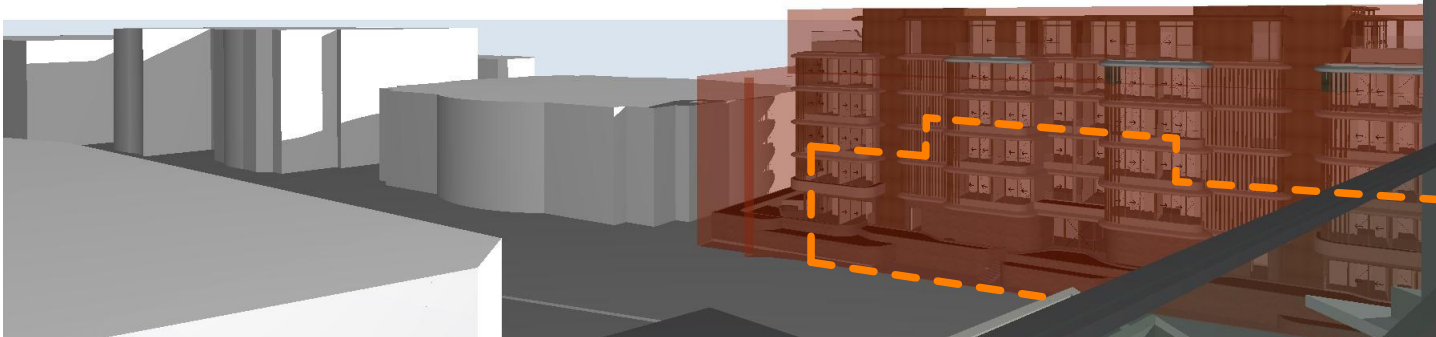
237 Wharf Road Newcastle Apartment Development : **View Analysis Sheet 05**

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0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3

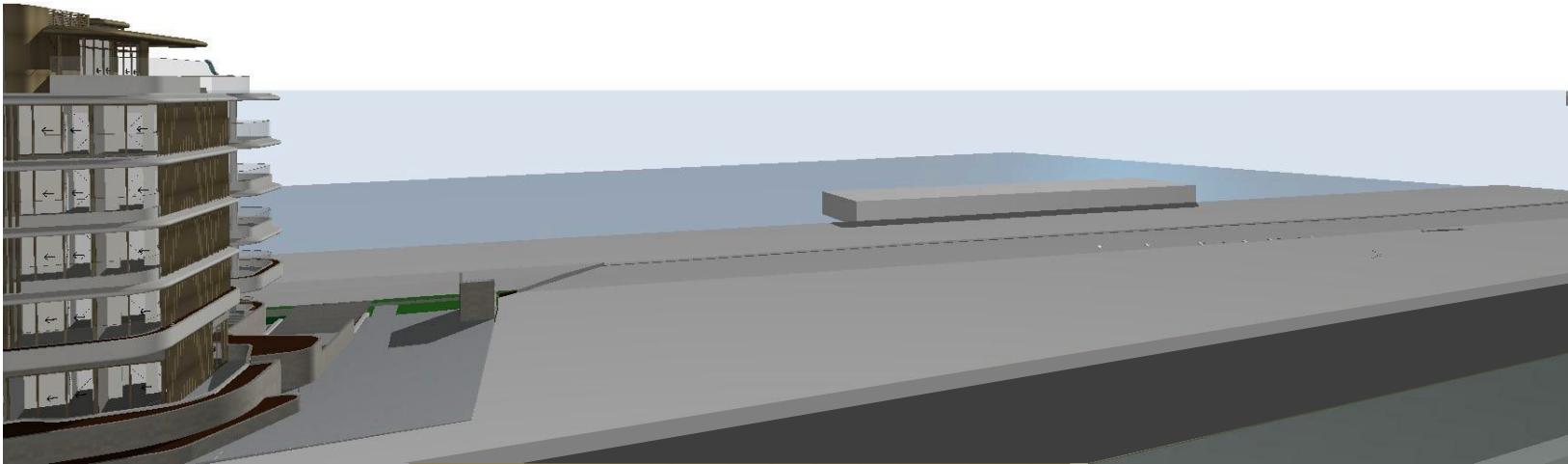


UNIT 603 NW BALCONY HARBOUR VIEW - EXISTING BUILDING SHOWN ORANGE

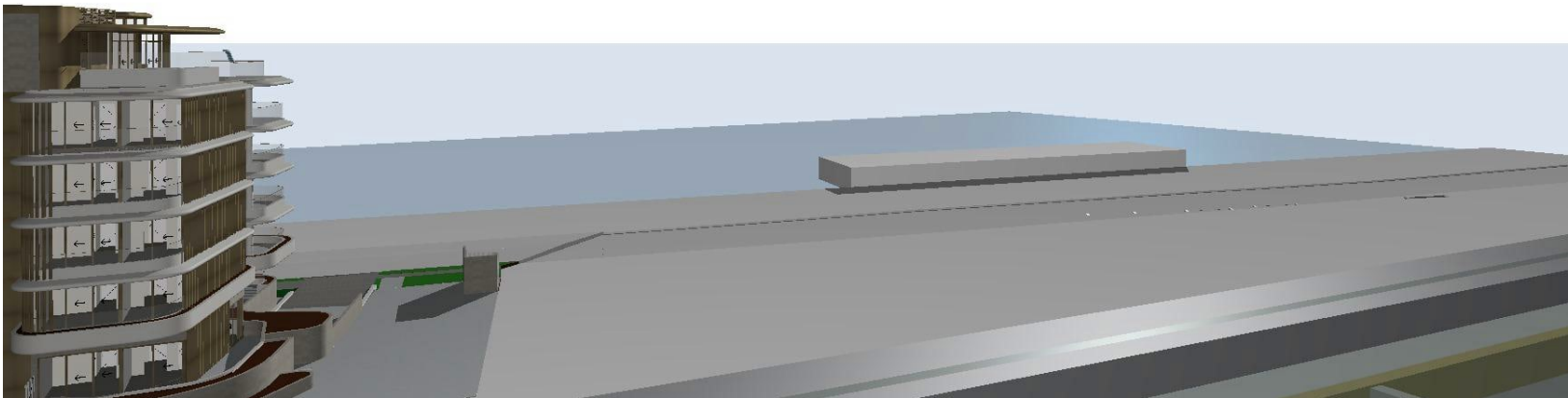


UNIT 603 NW BALCONY HARBOUR VIEW - SHOWING HEIGHT LIMIT EXTENTS

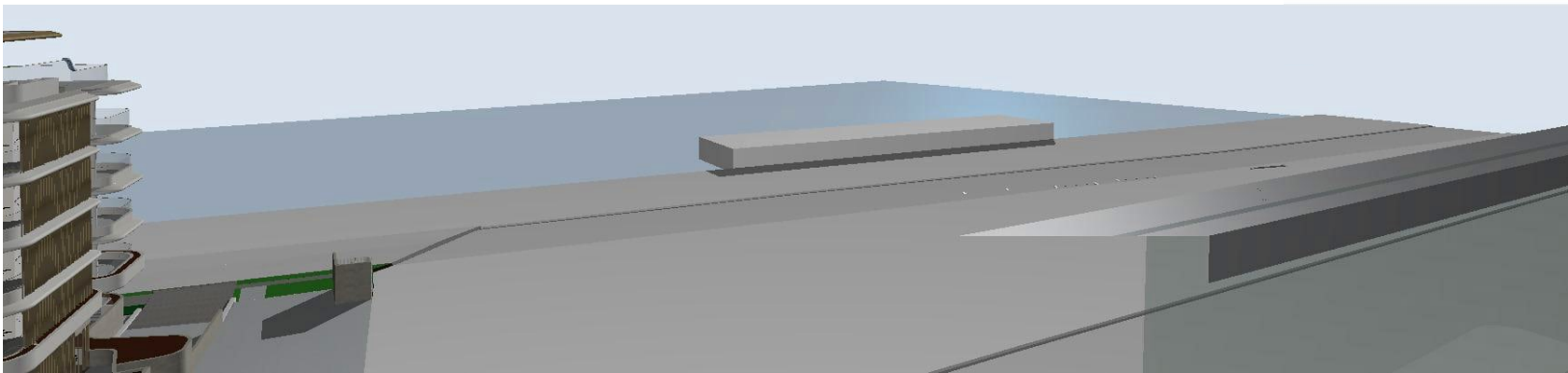
DCP & LEP Controls - 16m Street wall height with 6m setback above to 22m max. building height (NCC LEP Clause 7.5-6 - RL 24.530)



UNIT 502 N BALCONY HARBOUR VIEW - MINIMAL IMPACT & EXPANSIVE VIEW TO NOBBY'S



UNIT 602 N BALCONY HARBOUR VIEW - MINIMAL IMPACT & EXPANSIVE VIEW TO NOBBY'S



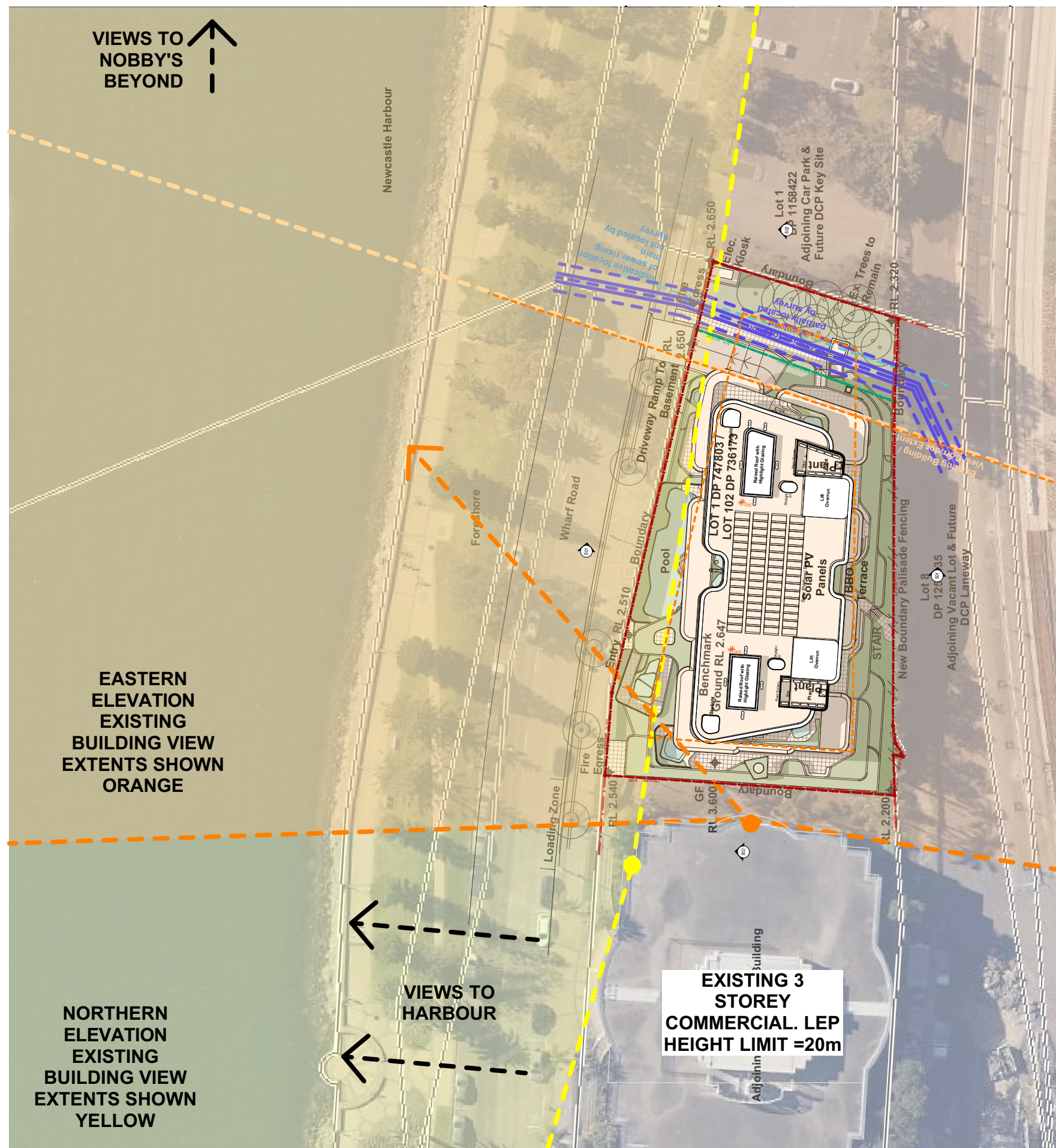
UNIT 702 N BALCONY HARBOUR VIEW - MINIMAL IMPACT & EXPANSIVE VIEW TO NOBBY'S

Note: Benchmark RL 2.530 taken from Survey

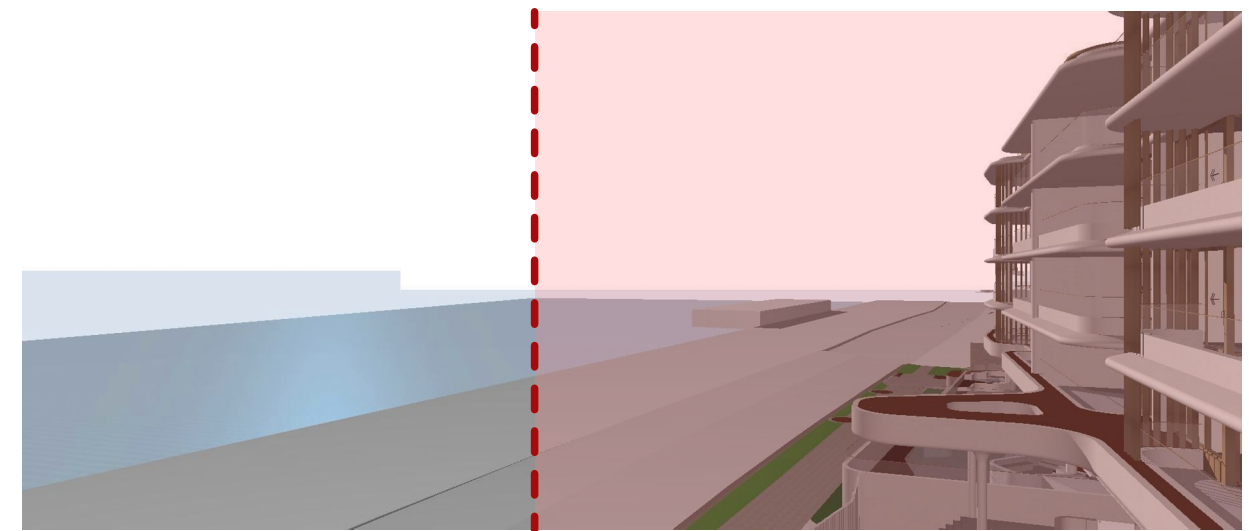
237 Wharf Road Newcastle Apartment Development : **View Analysis Sheet 06**

13892 - A08F - Rev H - 6/01/2025
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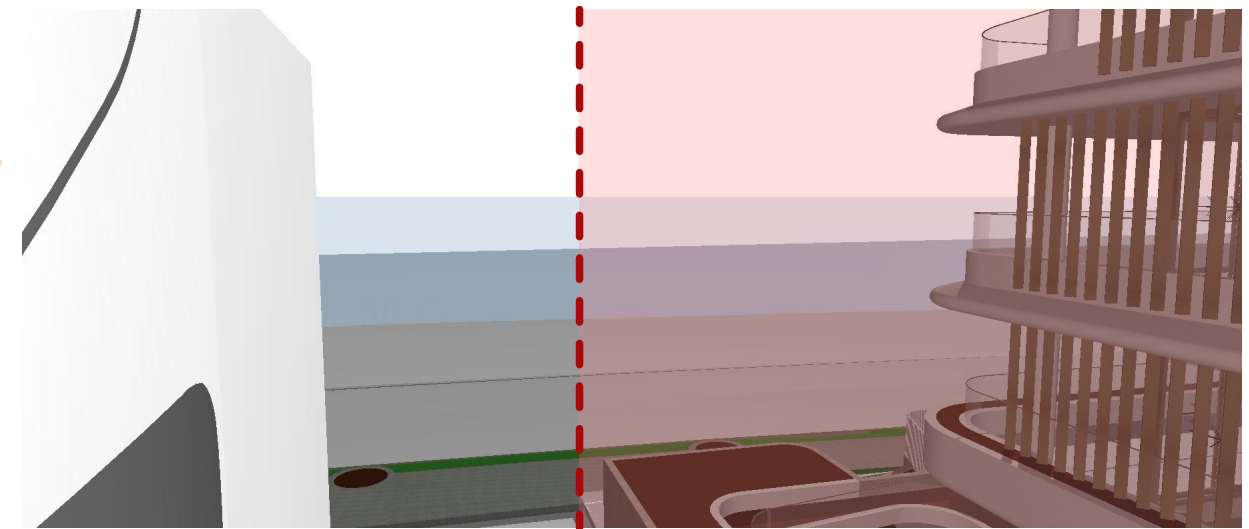
0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3



251 WHARF ROAD VIEW ANALYSIS



251 WHARF ROAD - NNE YELLOW VIEW EXTENTS



251 WHARF ROAD - NE ORANGE VIEW EXTENTS

Both views are taken from RL12.00, approx 10m above ground level

These views demonstrate the minimal impact the proposed development has on the adjoining properties views.

DCP & LEP Controls - 16m Street wall height with 6m setback above to 22m max. building height (NCC LEP Clause 7.5-6 - RL 24.530)

Note: Benchmark RL 2.530 taken from Survey





UNIT 503 EXISTING HARBOUR / CITY VIEW - NNW



UNIT 503 EXISTING HARBOUR VIEW - NW



UNIT 503 CITY VIEW - W (NO IMPACT)



UNIT 503 PROPOSED HARBOUR / CITY VIEW- NNW



UNIT 503 PROPOSED HARBOUR VIEW - NW

 DCP & LEP Controls - 16m Street wall height with 6m setback above to 22m max. building height (NCC LEP Clause 7.5-6 - RL 24.530)

Note: Northern harbour view beyond scaffolding is maintained.

Note: Benchmark RL 2.530 taken from Survey.

Apartment 503 views taken from Level 5 floor level RL18.672

237 Wharf Road Newcastle Apartment Development : **View Analysis Sheet 08**

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0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3



UNIT 703 EXISTING HARBOUR VIEW - NW



UNIT 703 EXISTING HARBOUR VIEW - NNW



UNIT 703 HARBOUR / CITY VIEW- W (NO IMPACT)



UNIT 703 PROPOSED HARBOUR VIEW- NW



UNIT 703 PROPOSED HARBOUR VIEW - NNW

 **DCP & LEP Controls - 16m Street wall height with 6m setback above to 22m max. building height (NCC LEP Clause 7.5-6 - RL 24.530)**

Note: Benchmark RL 2.530 taken from Survey.

Apartment 703 views taken from Level 7 floor level RL 24.520

237 Wharf Road Newcastle Apartment Development : **View Analysis Sheet 09**

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0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3

Site Area **2,625.2 m²**

GFA For each level m²

Basement Level:
Lobby **10.6**

Podium Ground Level:
Units (2) 418
Resident Facilities 182.6
Lobby / Services 204.8
Total Area **805.4**

Typical Level 1-4:
Units (4) 850.4
Lobby 33.2
Total Per Floor **883.6**
Total Level 1-4 **3534.4**

Penthouse Level 5:
Units (2) 475.6
Lobby 33.2
Total Area **508.8**

Total GFA 4859.2m²

Proposed FSR: 4,859.2 / 2,625.2 **1.85 : 1**
Allowable FSR: **1.5 : 1**

Height Limit

Proposed Overall Height: **22m Above natural ground to life overrun (RL 24.530 - Benchmark RL 2.530)**

Allowable Overall Height: **22m Above natural ground (Refer to NCC LEP Clause 7.5-6)**

Landscaped Area & Deep Soil Zone

Proposed Landscaped Area: **908.29m² - 34.6%**
Required Landscaped Area: **525.04m² - 20%**

Proposed Deep Soil Zone: **331.8m² - 12.64%**
(Apartment Design Guide = 7% Req'd)

Please note: Not all deep soil areas achieve 6m width. Alternate landscaped area is provided to meet the Apartment Design Guide Objective 3E-1 design guidance.

Communal Open Space

Proposed Communal Open Space:
- External Communal Spaces: **446.4m²**
- Internal Communal Spaces: **161m²**
- Total Communal Spaces: **607.4m² - 23.1%**

Required Communal Open Space **656.3m² - 25%**
(Apartment Design Guide & NCC DCP E5 12.0 = 25%)

Please note: Larger unit balconies, increasing the private open space for apartments & good proximity to public opens spaces and facilities is provided to offset reduced communal open space.

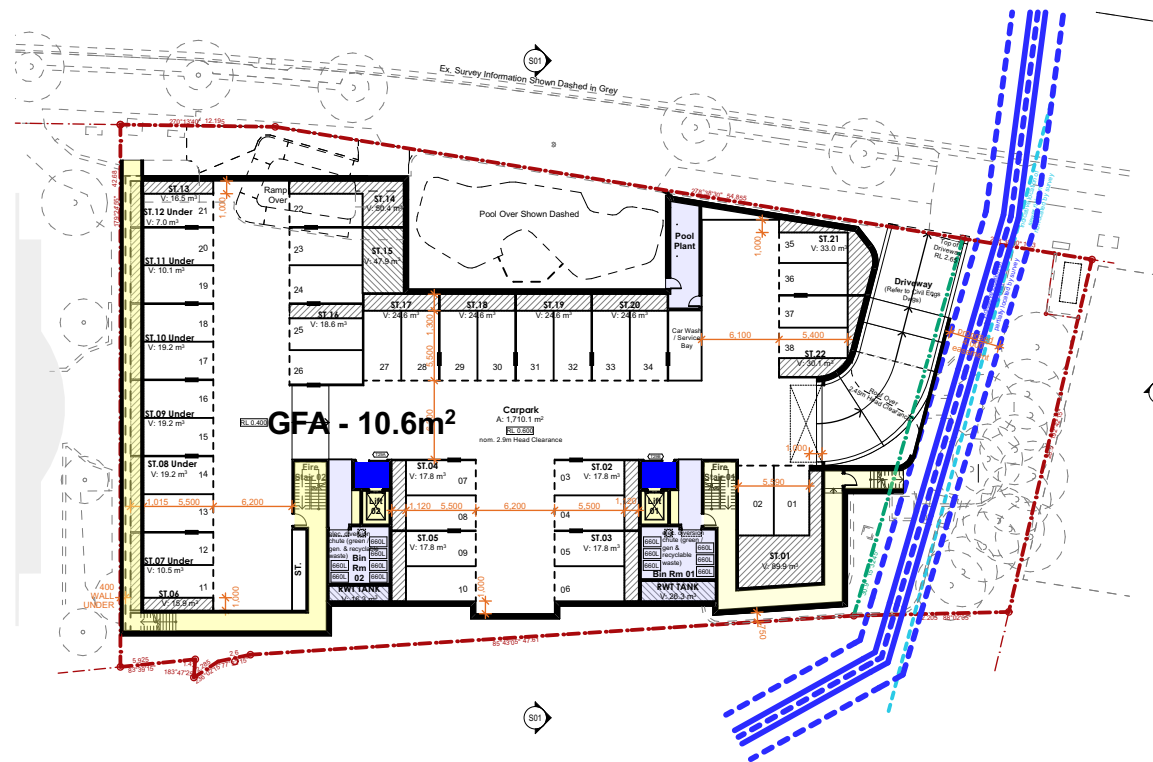
Car Parking

Residential Apartments - max average of 2 spaces per 3 bed dwelling (NCC DCP C1)
38 Spaces provided

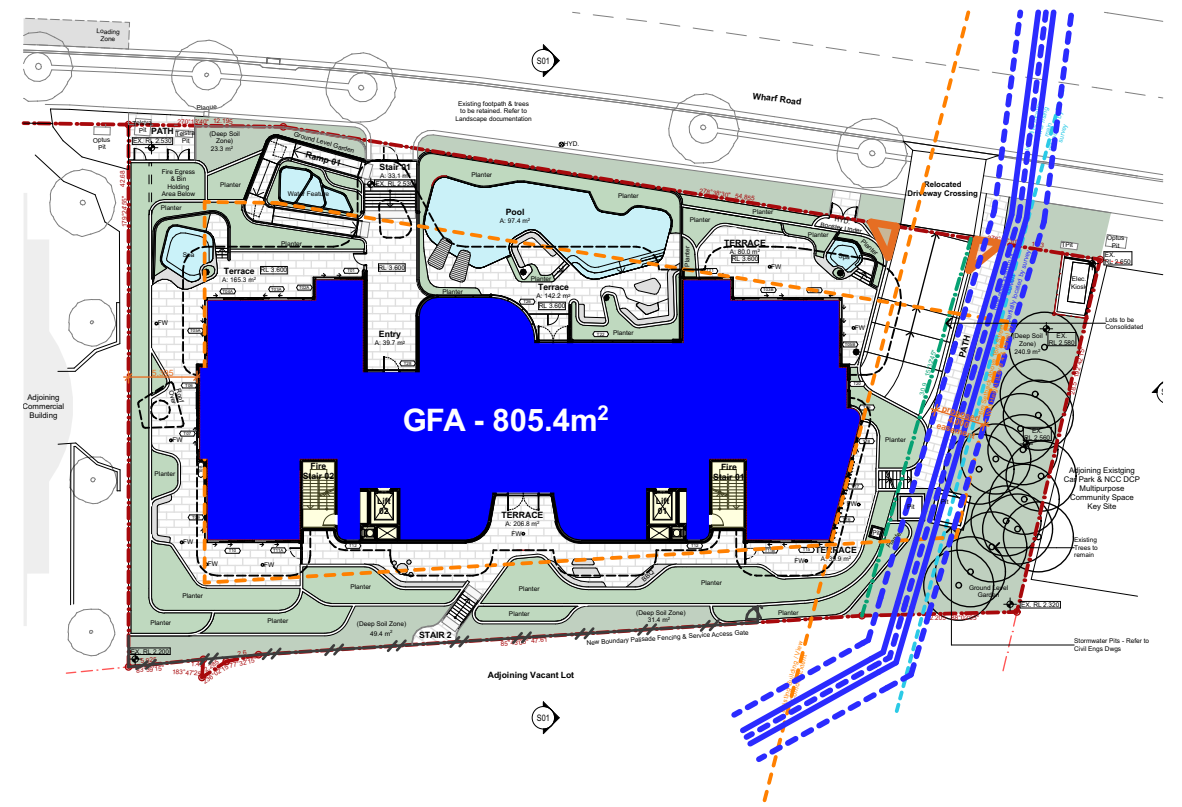
Visitors no min. with a max. rate of 1 visitor space per 5 dwellings (NCC DCP C1)
0 Space proposed

Proposed Service Vehicle/Car wash bay = 1 space provided

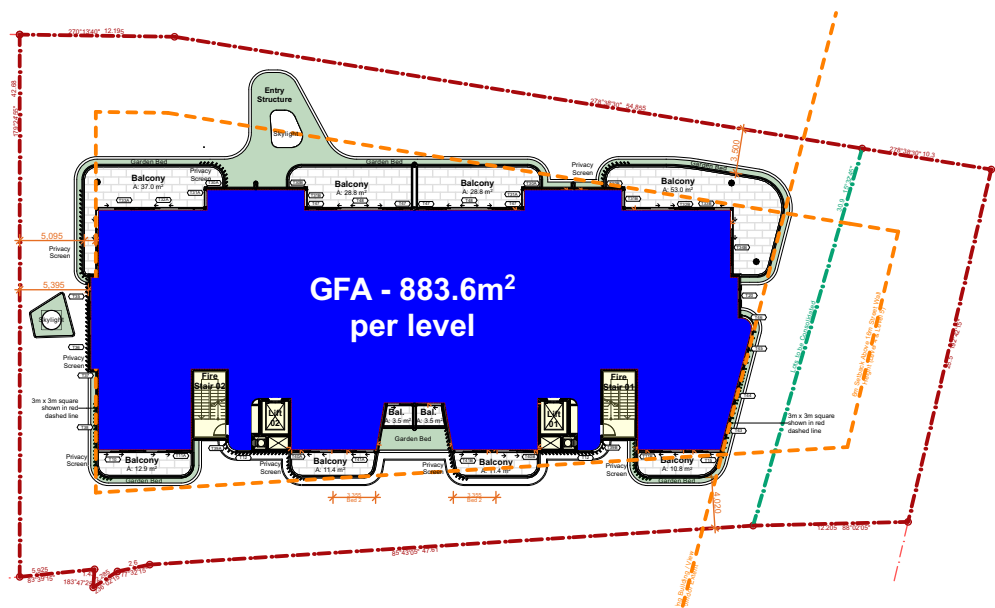
Total Car Spaces Proposed = 39



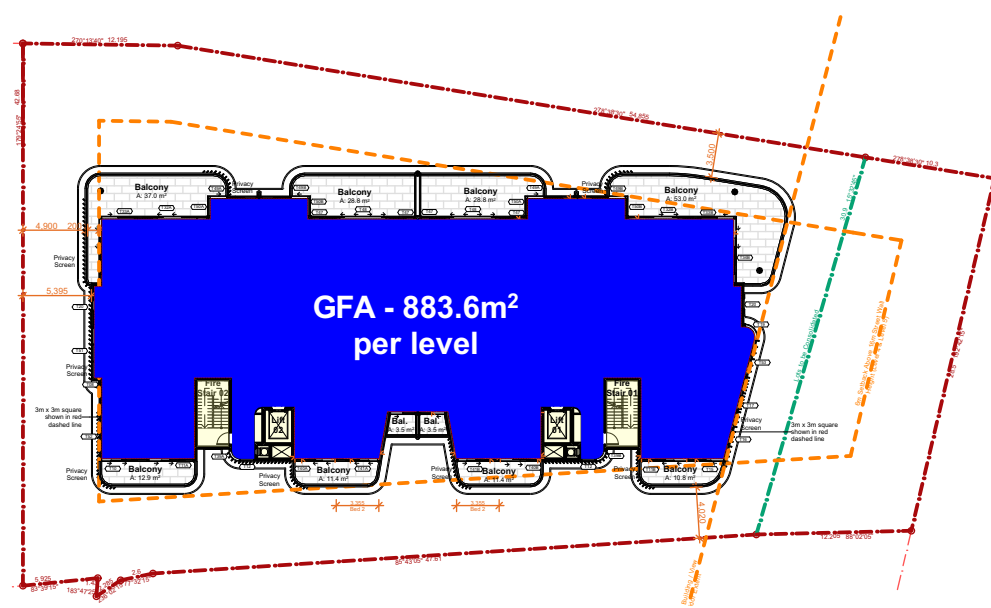
Basement



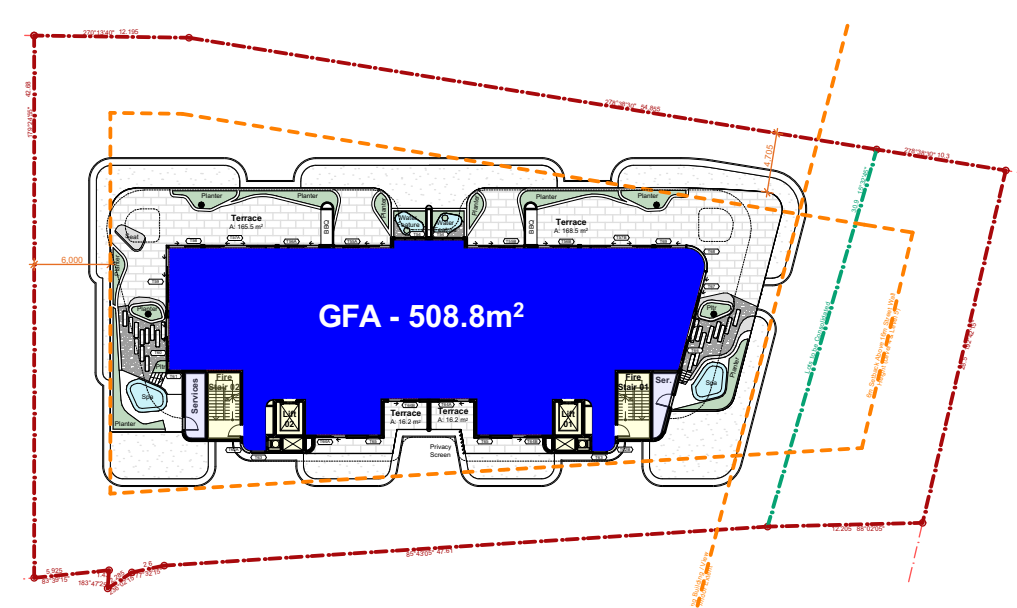
Podium Level



Level 01



Level 02, 03 & 04



Penthouse / Level 05

237 Wharf Road Newcastle Apartment Development : GFA Calculations

13892 - A10 - Rev H - 6/01/2025

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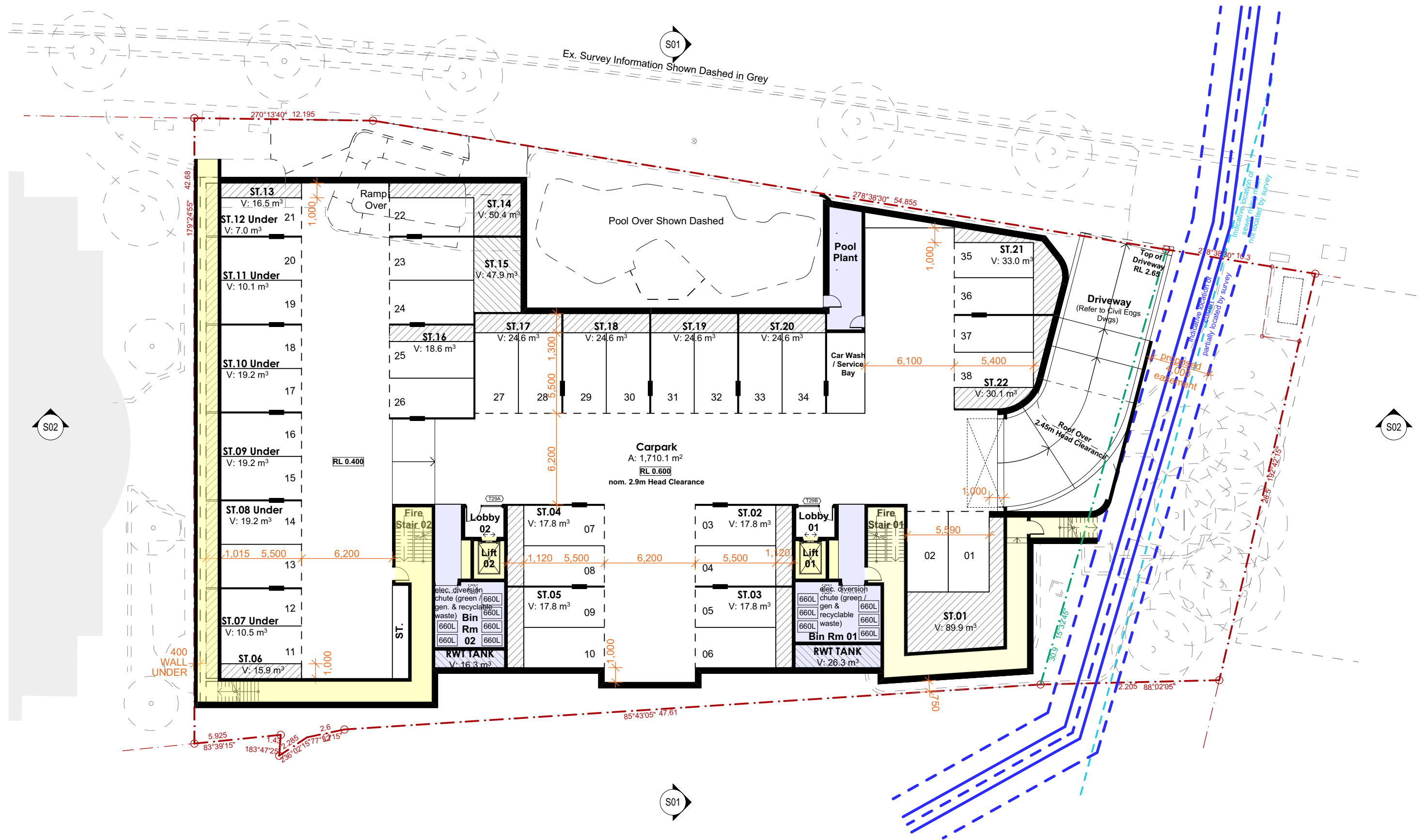
0 10mm 50mm 100mm ON ORIGINAL A3

NTS @ A3



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Note: Provision for future EV Charging station to basement carpark



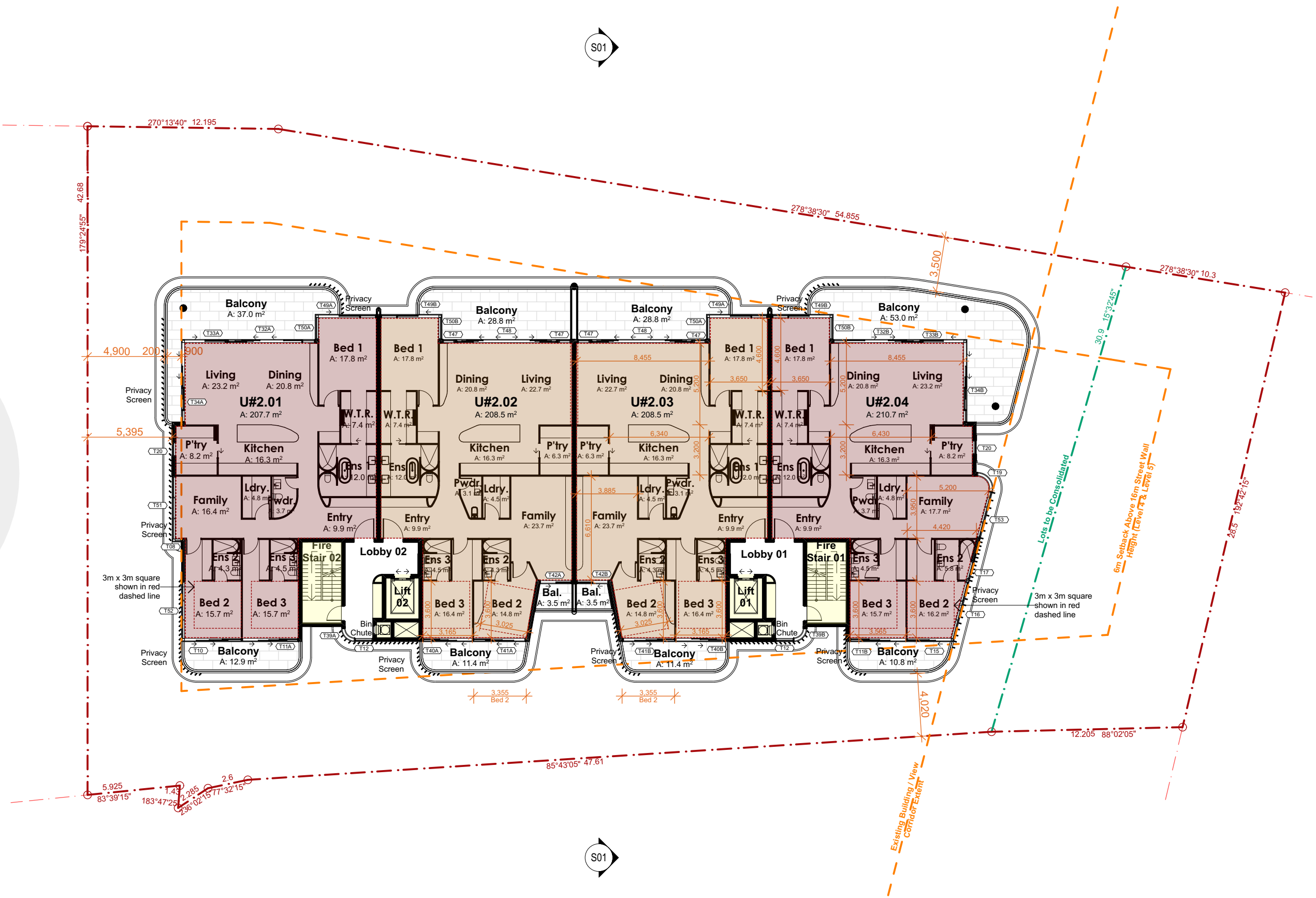
237 Wharf Road Newcastle Apartment Development : Basement Floor Plan

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1:250 @ A3

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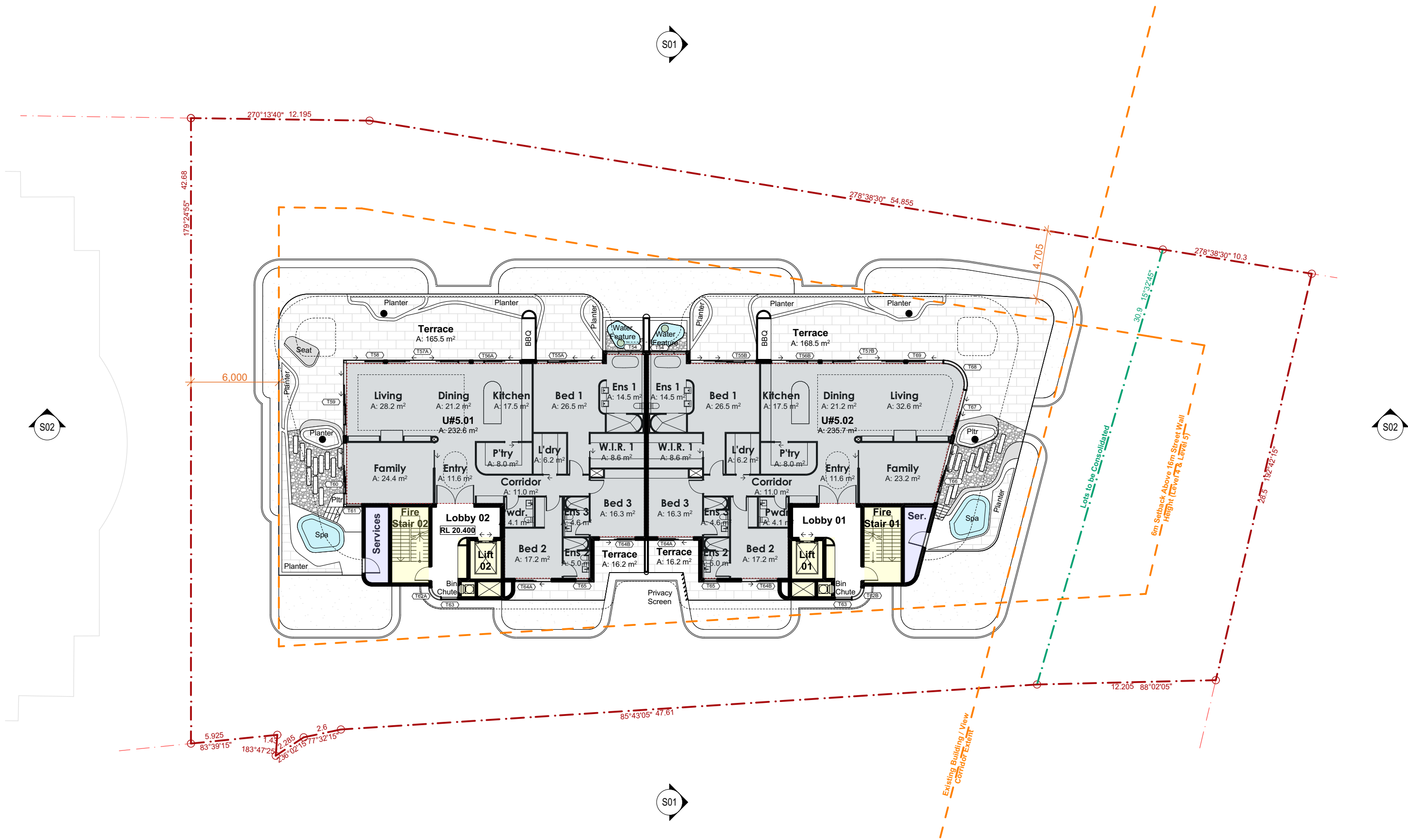
237 Wharf Road Newcastle Apartment Development : Level 02, 03 & 04 Plan

13892 - A16 - Rev L - 6/01/2025

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1:250 @ A3





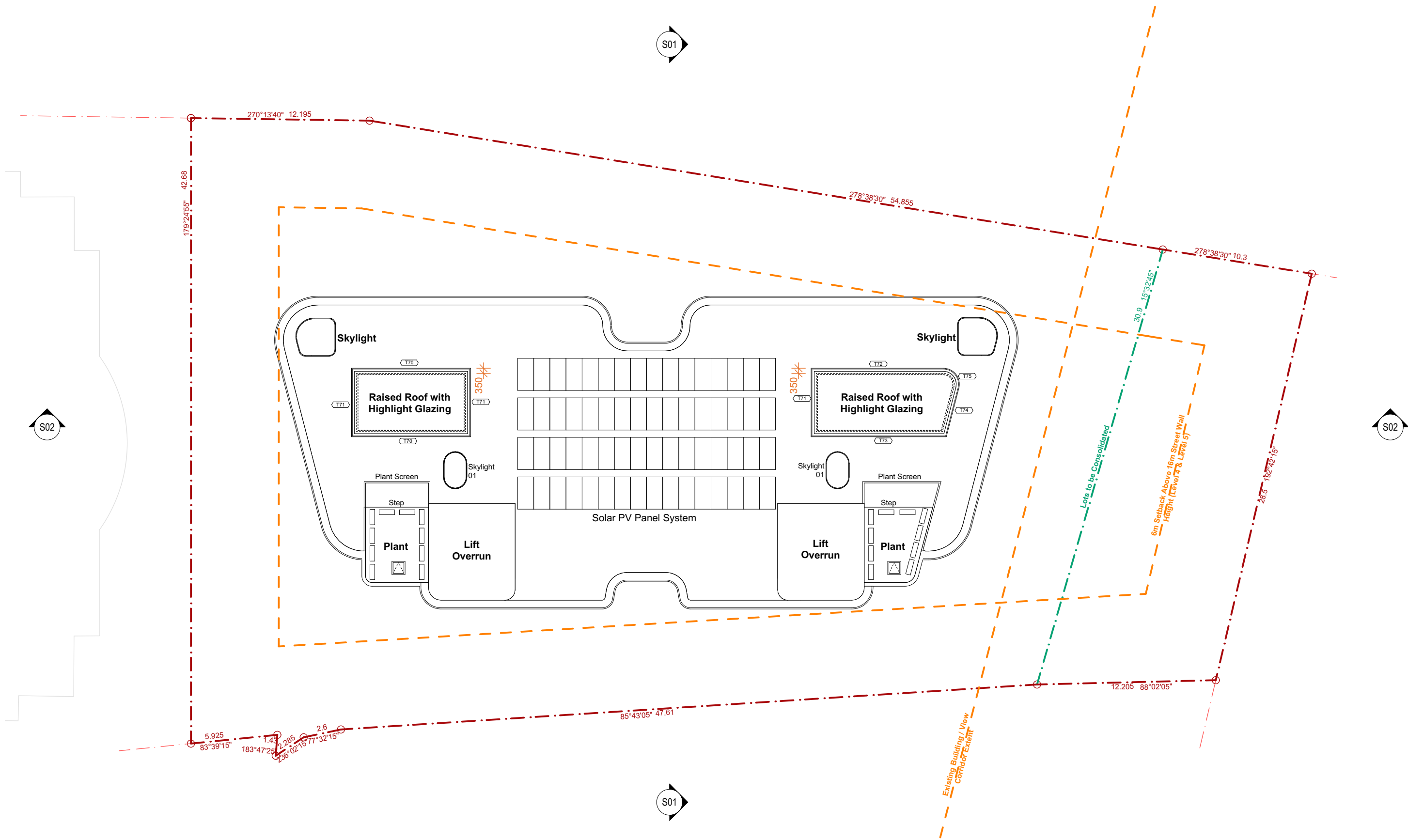
237 Wharf Road Newcastle Apartment Development : Penthouse Floor Plan

13892 - A17 - Rev N - 6/01/2025

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0 10mm 50mm 100mm ON ORIGINAL A3 1:250 @ A3





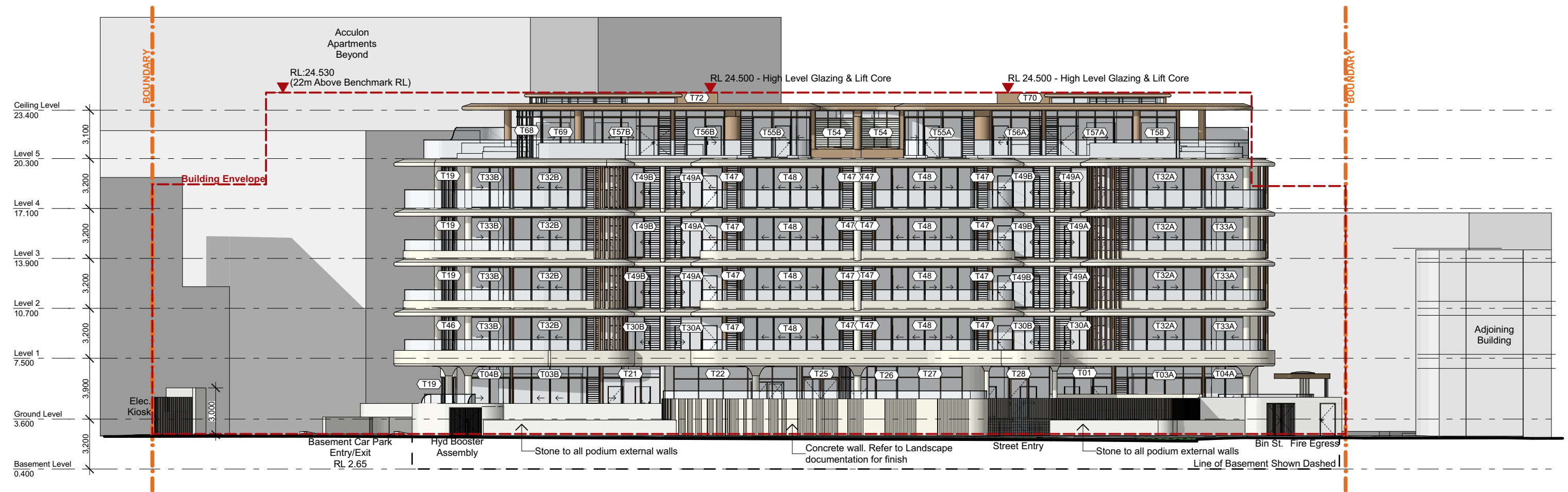
237 Wharf Road Newcastle Apartment Development : **Roof Plan**

13892 - A18 - Rev N - 6/01/2025

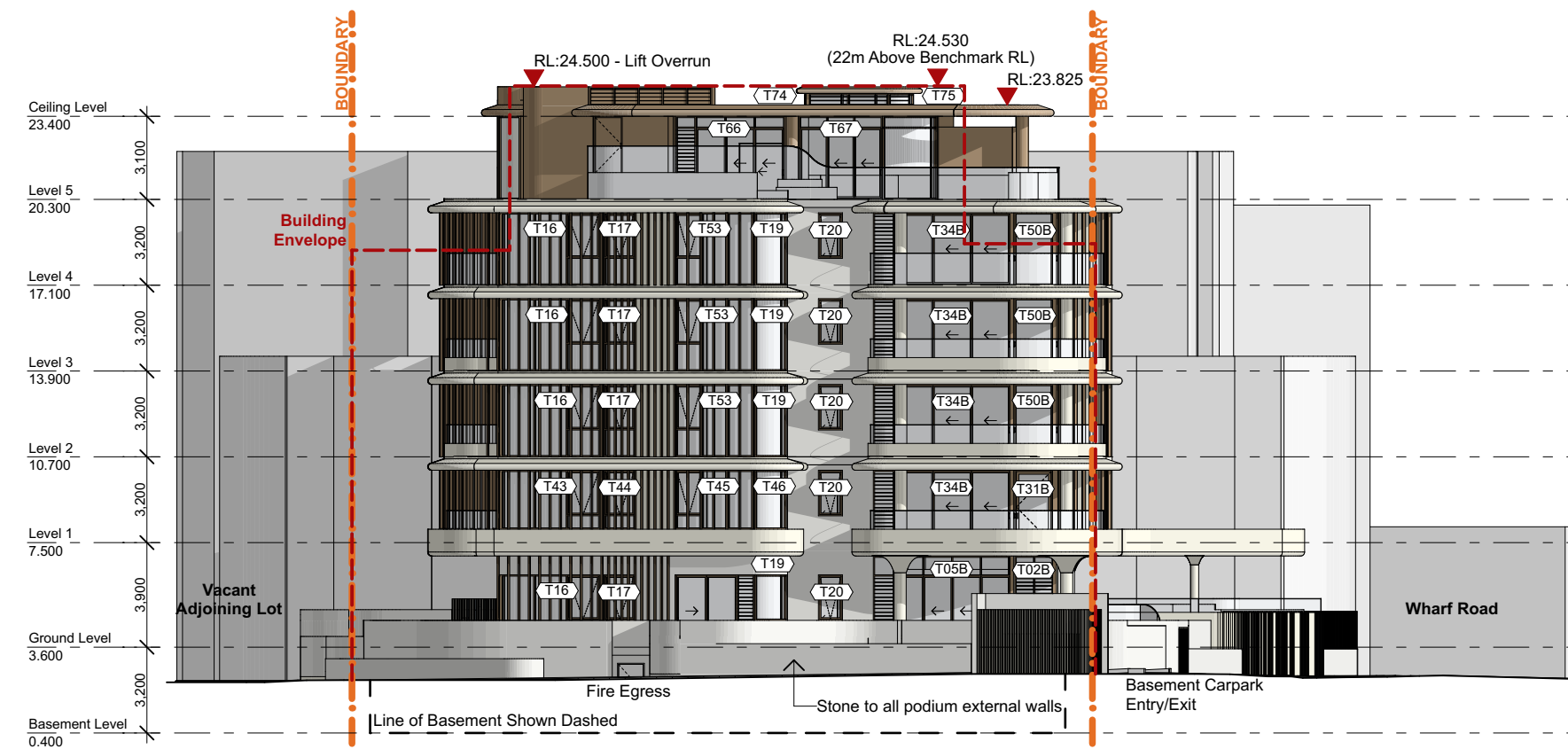
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0 10mm 50mm 100mm ON ORIGINAL A3 1:250 @ A3

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NORTH ELEVATION - WHARF ROAD



EAST ELEVATION

Note: Benchmark RL 2.530 taken from Survey

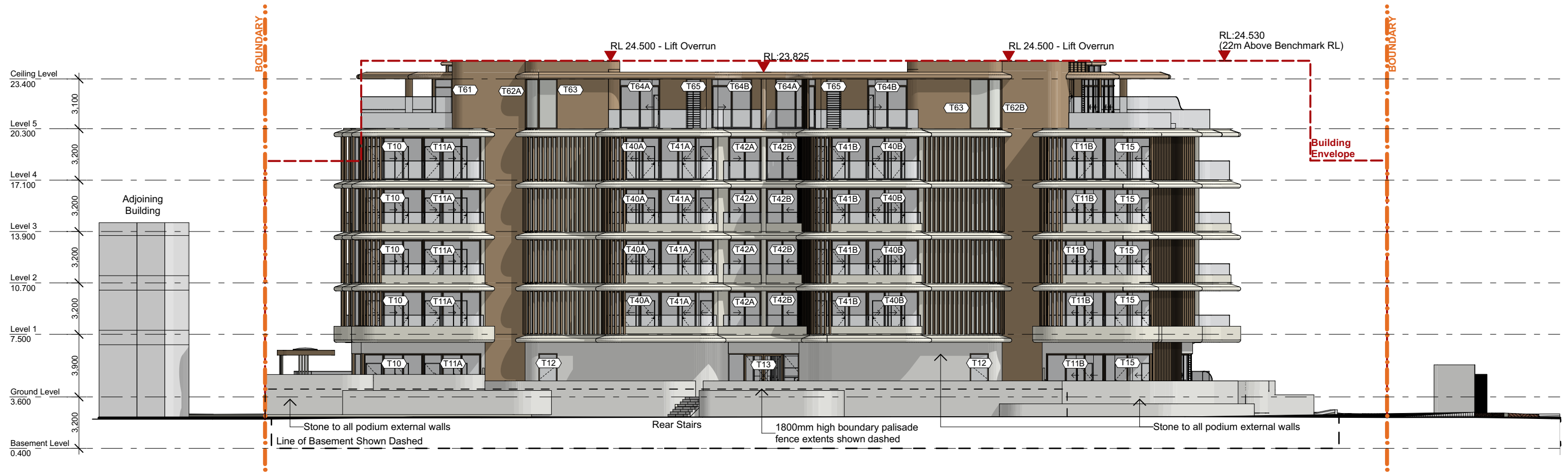
237 Wharf Road Newcastle Apartment Development : North & East Elevations

13892 - A19 - Rev M - 6/01/2025

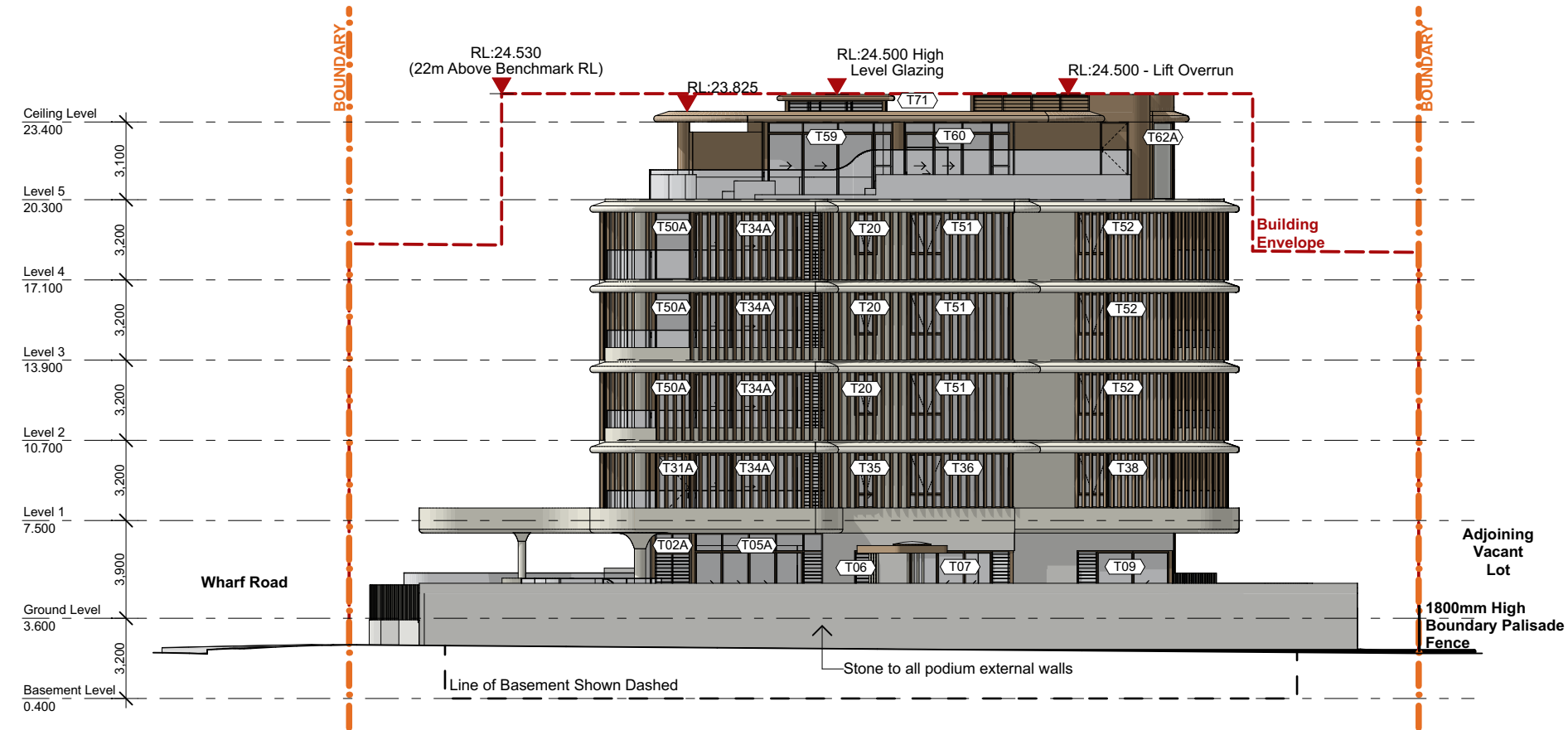
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0 100mm 500mm 1000mm ON ORIGINAL A3 1:250 @ A3

EJE Integrity
Innovation
Inspiration



SOUTH ELEVATION - LANEWAY



WEST ELEVATION

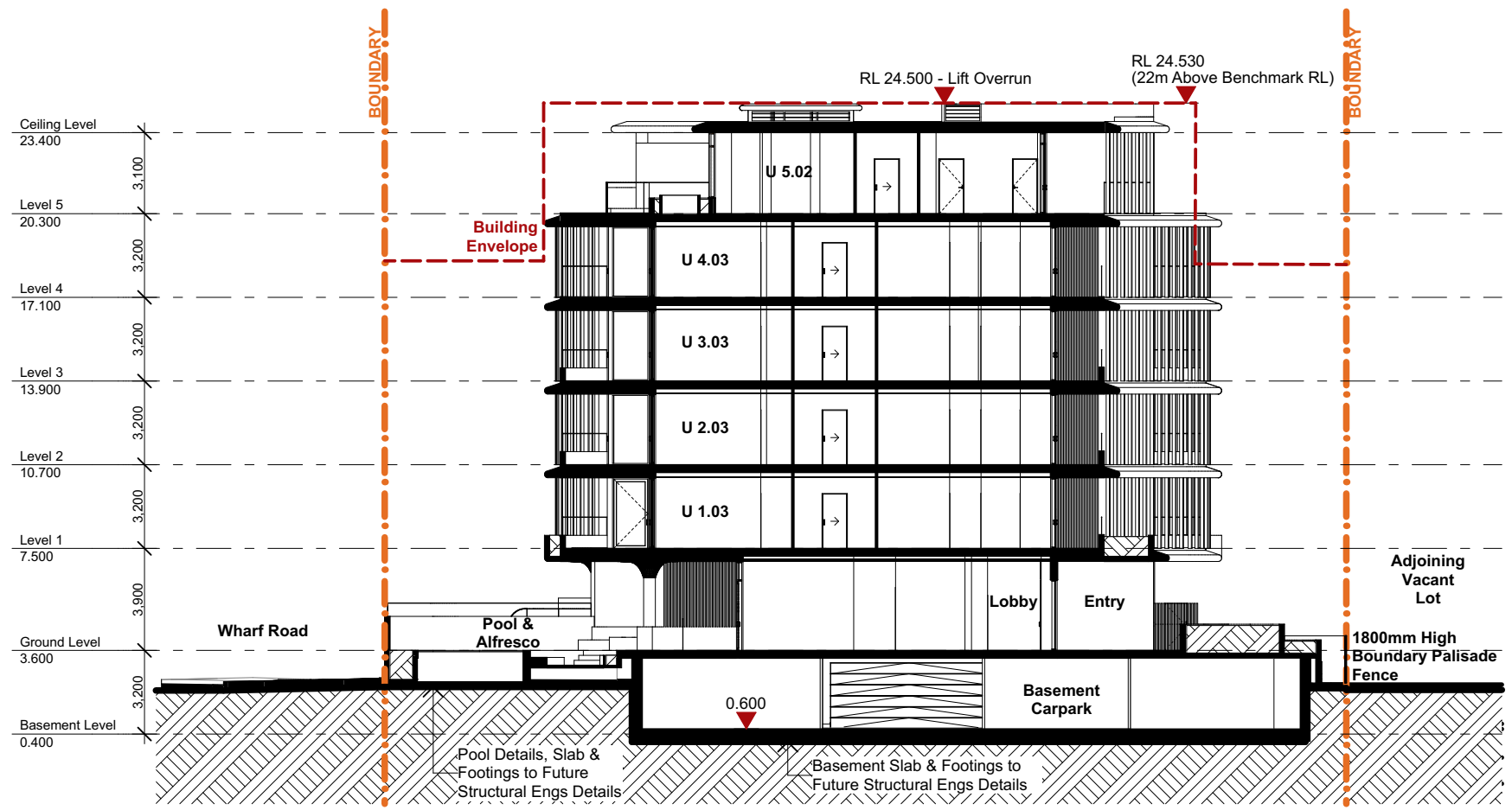
Note: Benchmark RL 2.530 taken from Survey

237 Wharf Road Newcastle Apartment Development : South & West Elevations

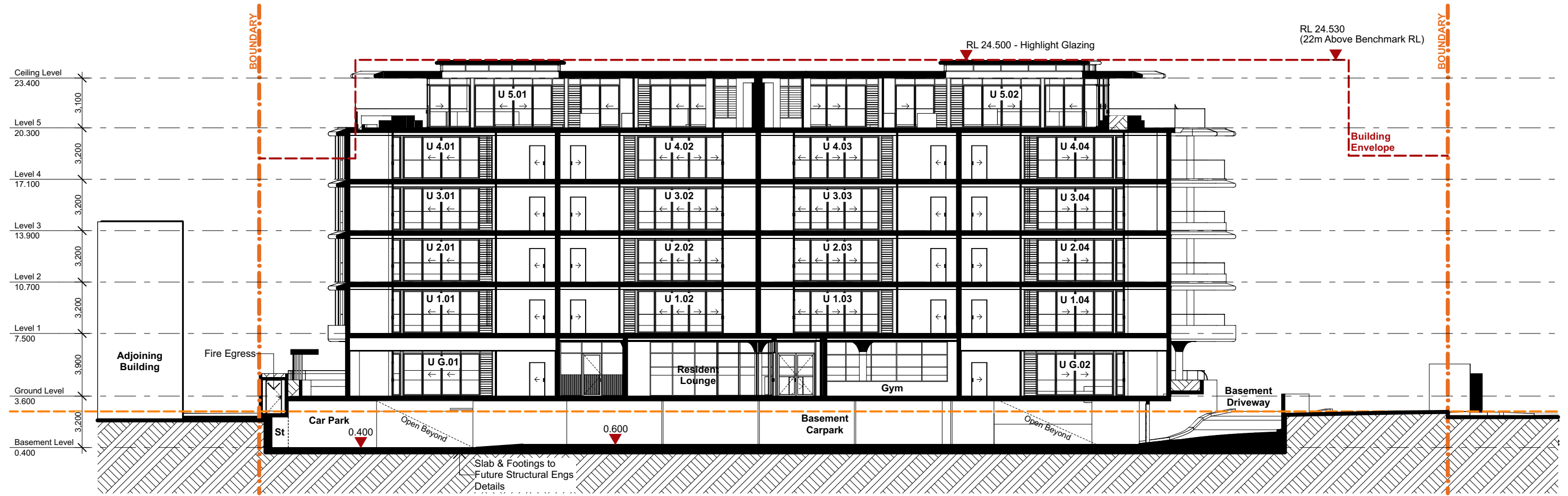
13892 - A20 - Rev M - 6/01/2025

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1:250 @ A3



SECTION 01



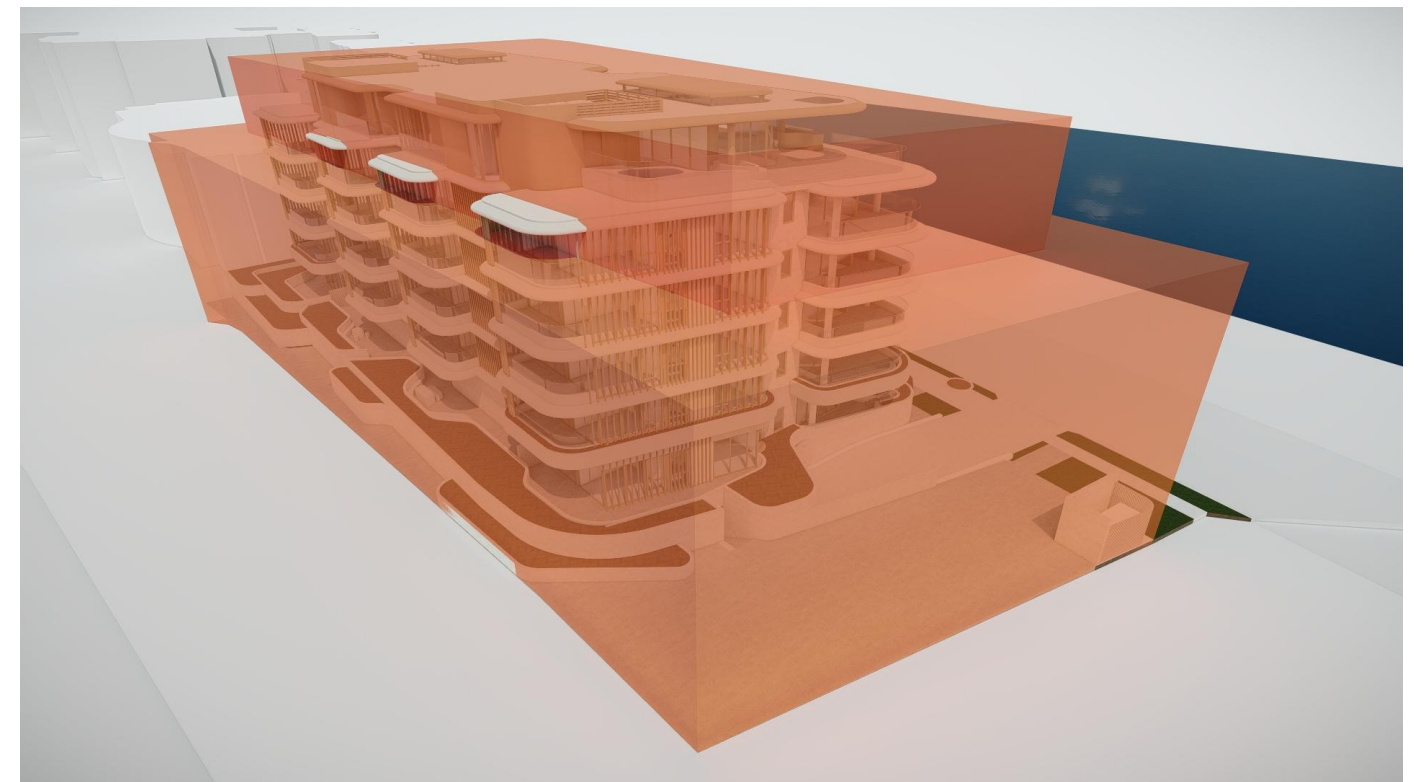
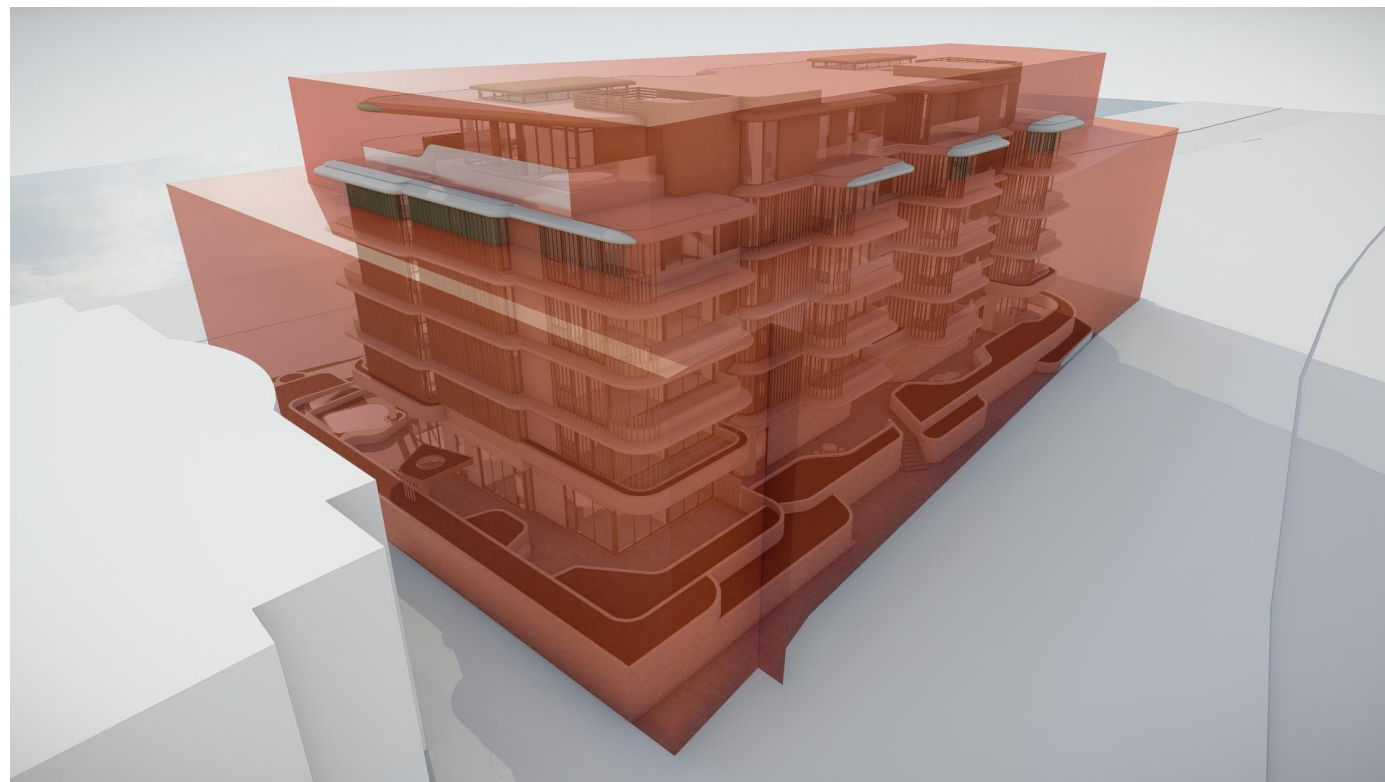
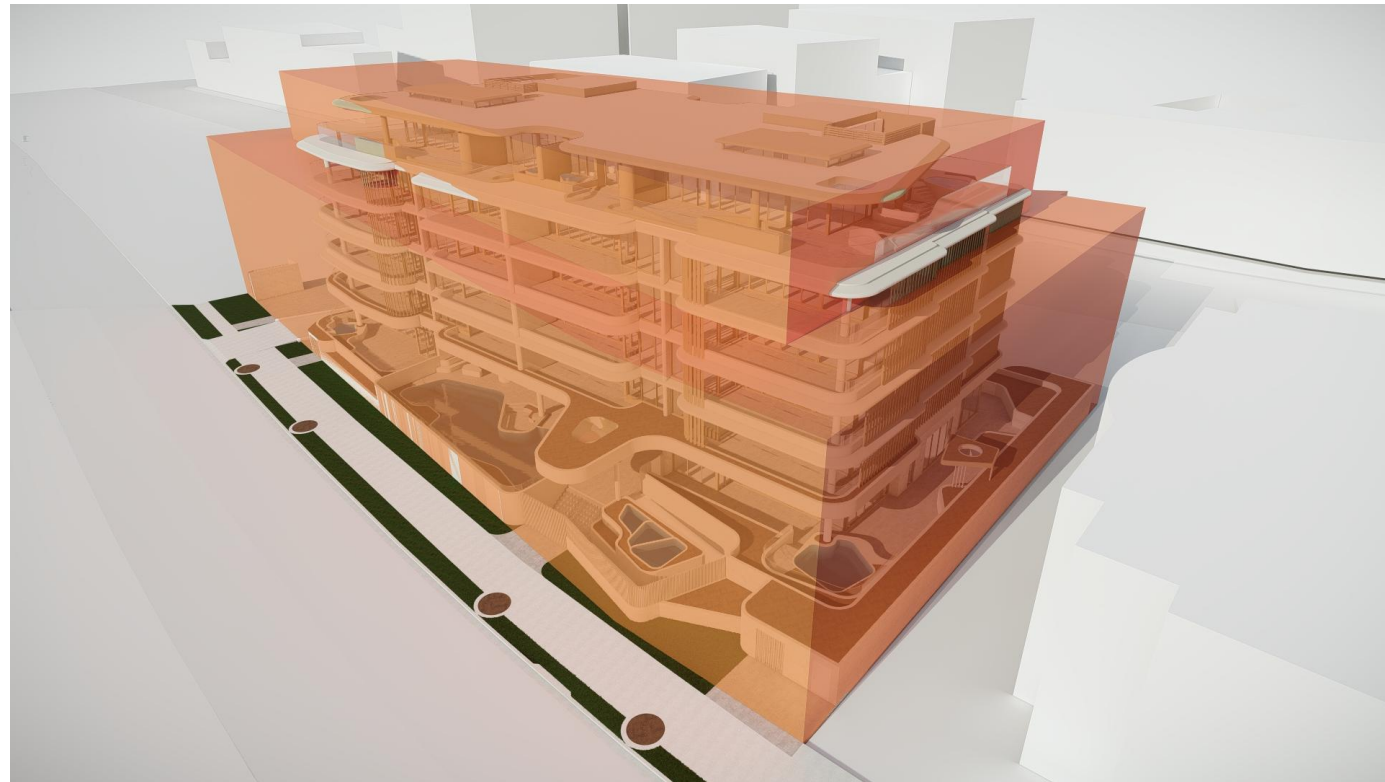
SECTION 02

Note: Benchmark RL 2.530 taken from Survey

237 Wharf Road Newcastle Apartment Development : Section 01 & 02

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0 10mm 50mm 100mm ON ORIGINAL A3 1:250 @ A3



DCP & LEP Controls - 16m Street wall height with 6m setback above to 22m max. building height (NCC LEP Clause 7.5-6)

Note: Building height based on Benchmark RL 2.530 taken from Survey

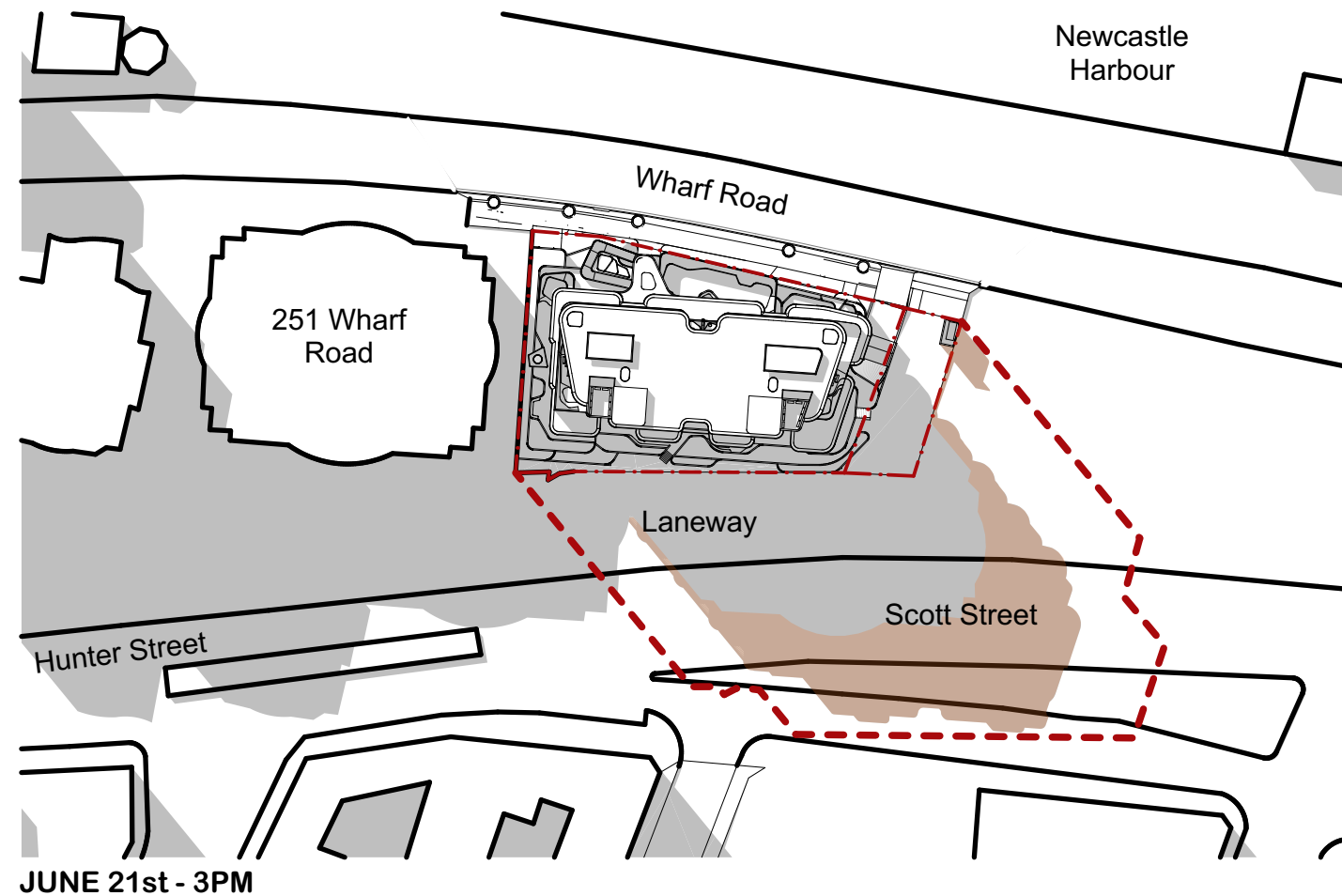
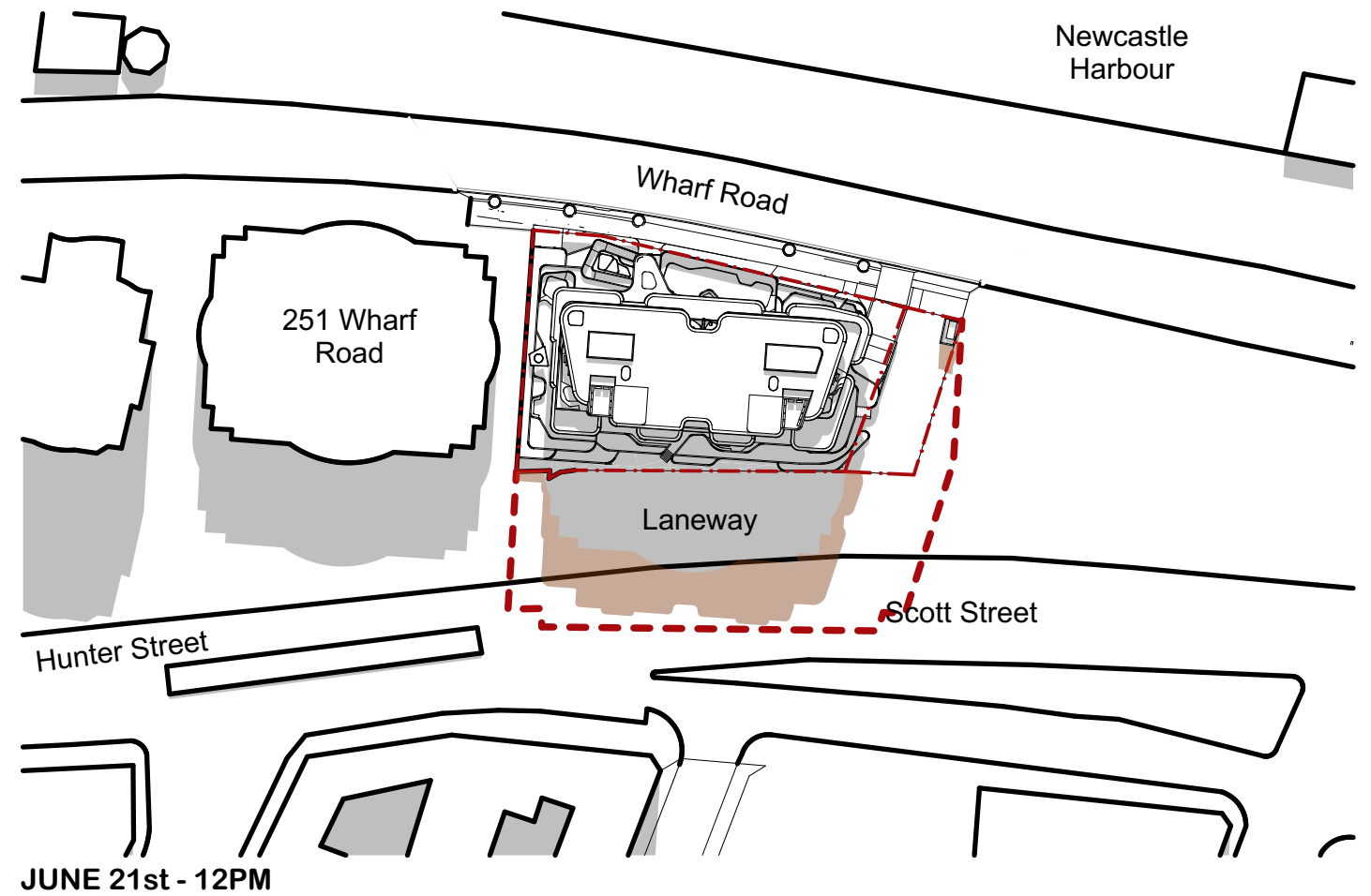
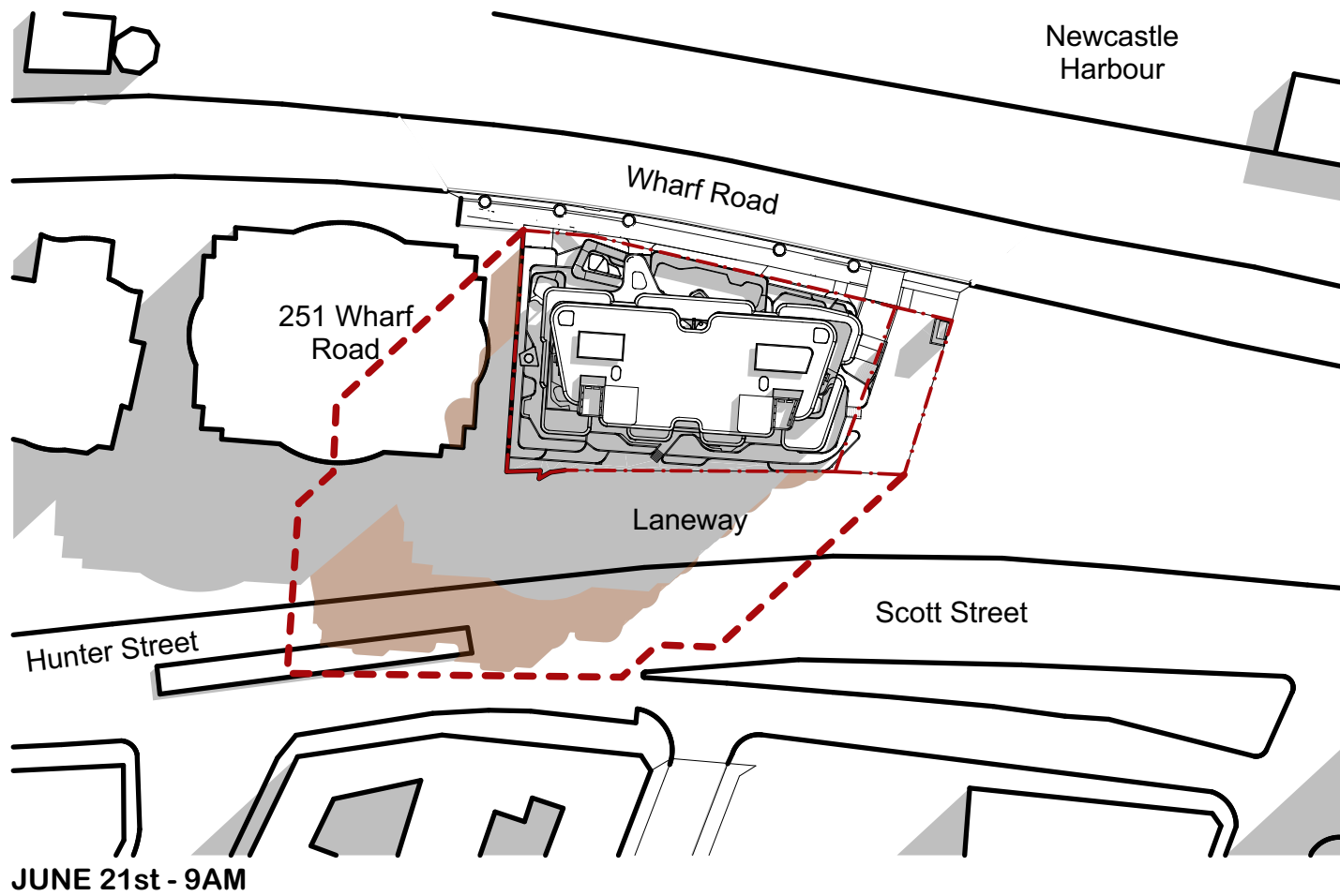
237 Wharf Road Newcastle Apartment Development : **Building Envelope**

13892 - A22 - Rev H - 6/01/2025

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0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3

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 Allowable Building Envelope
 Shadow Extent

 Existing Shadow Extent

 Proposed Shadow Extent



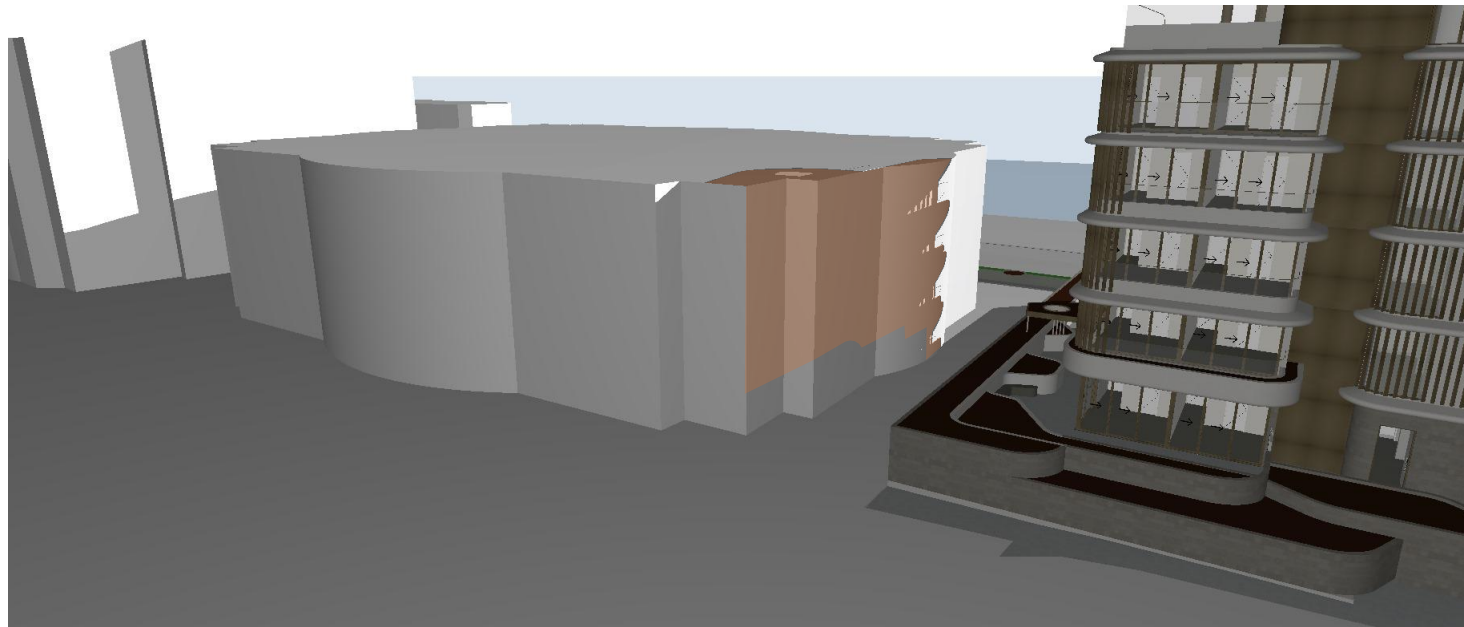
237 Wharf Road Newcastle Apartment Development : Shadow Diagrams Sheet 01

13892 - A23 - Rev H - 6/01/2025

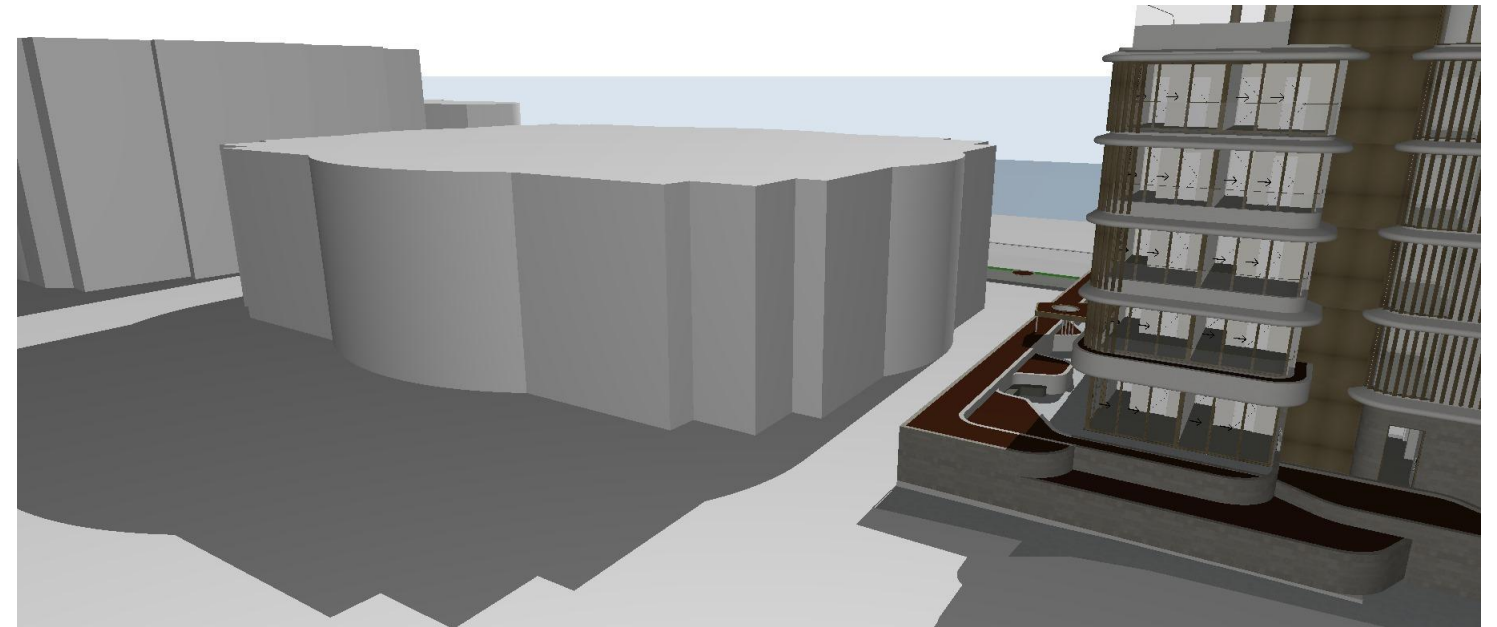
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0m 10m 50m 100m ON ORIGINAL A3 1:1250 @ A3

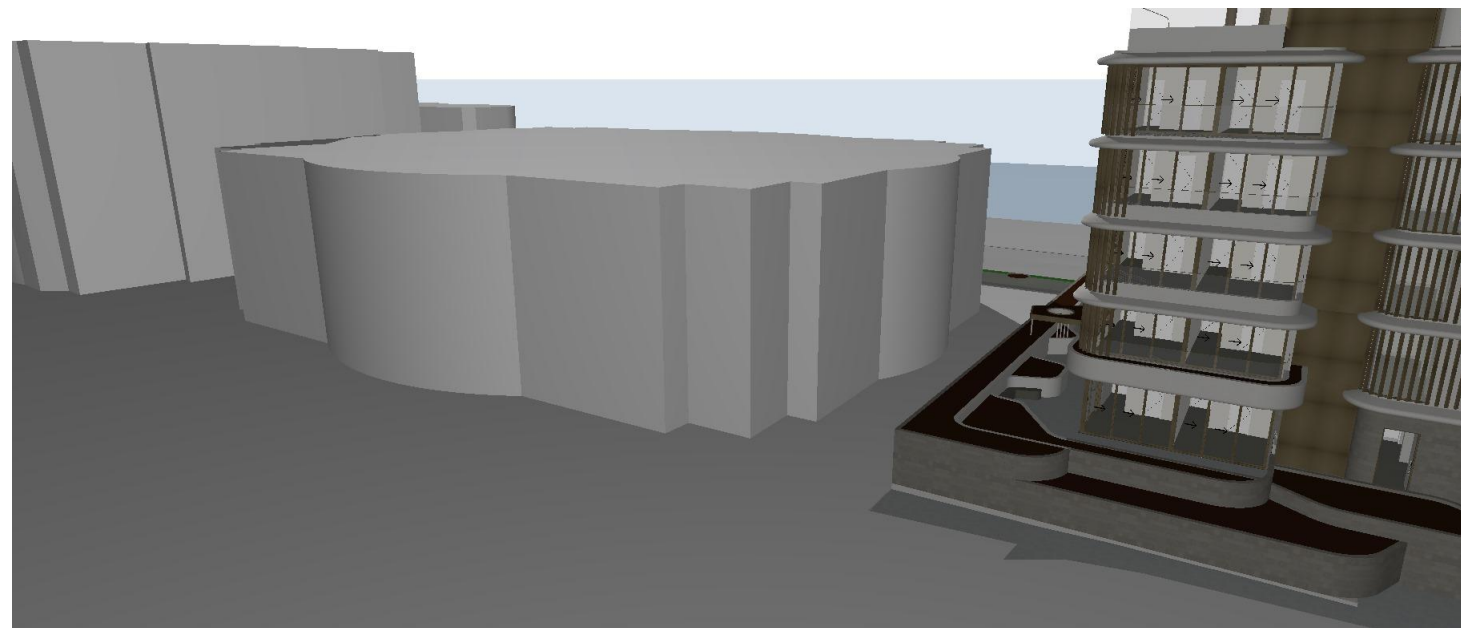
EJE Integrity
Innovation
Inspiration



237 Wharf Road - June 21st 9am



237 Wharf Road - June 21st 12pm



237 Wharf Road - June 21st 3pm



Existing Shadow Extent



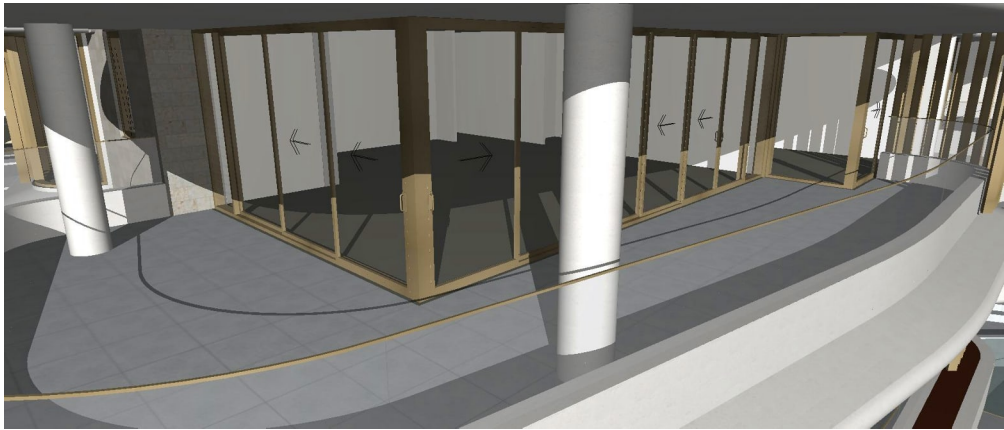
Proposed Shadow Extent

237 Wharf Road Newcastle Apartment Development : Shadow Diagrams Sheet 02

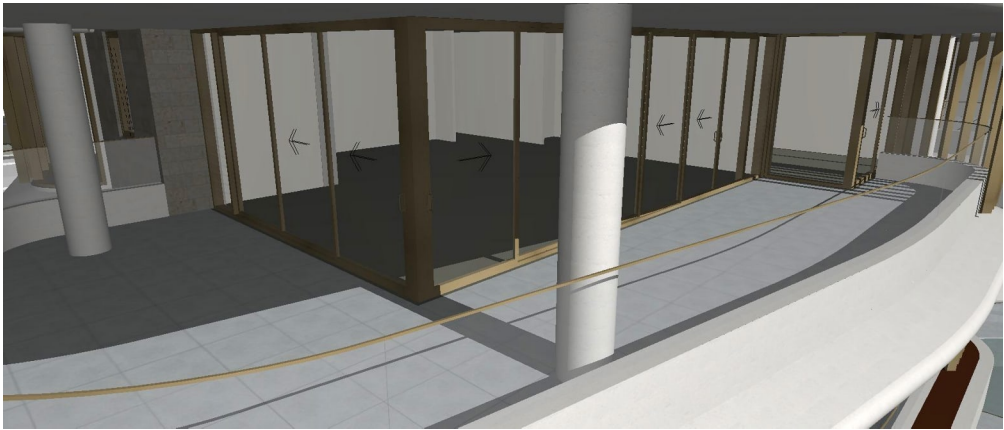
13892 - A23A - Rev G - 6/01/2025

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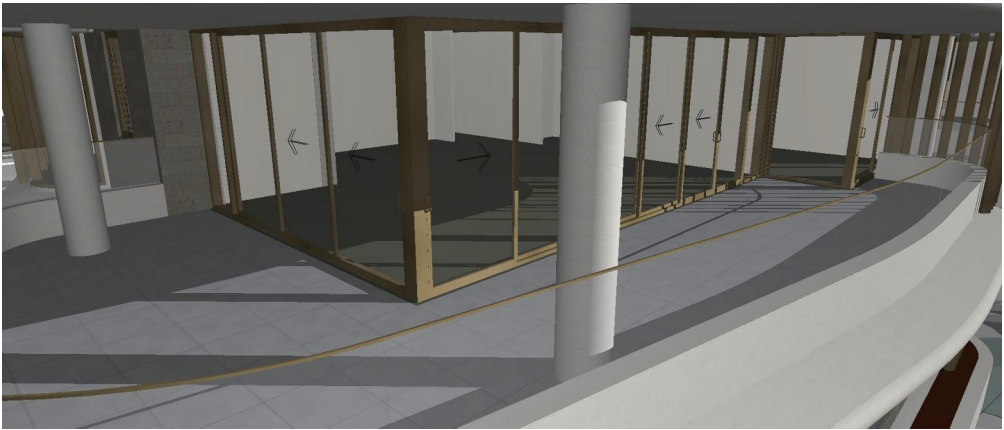
0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3



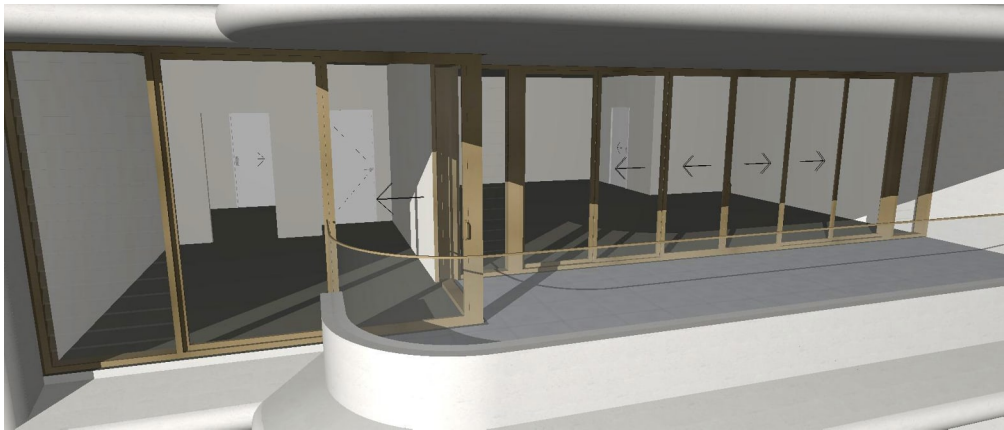
Eastern Apartment - 21 June 9am



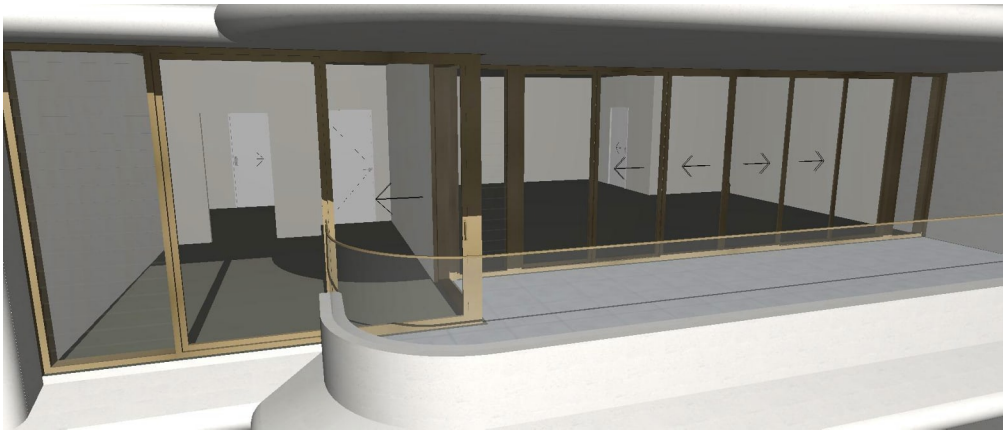
Eastern Apartment - 21 June 12pm



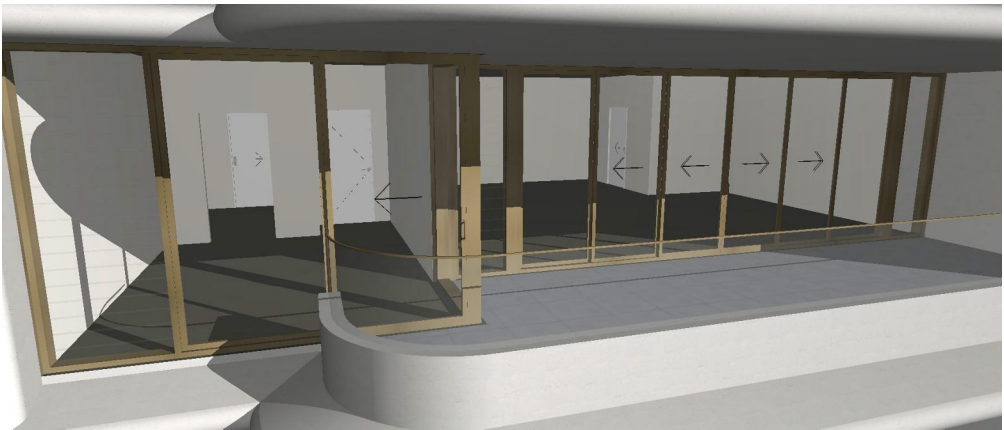
Eastern Apartment - 21 June 3pm



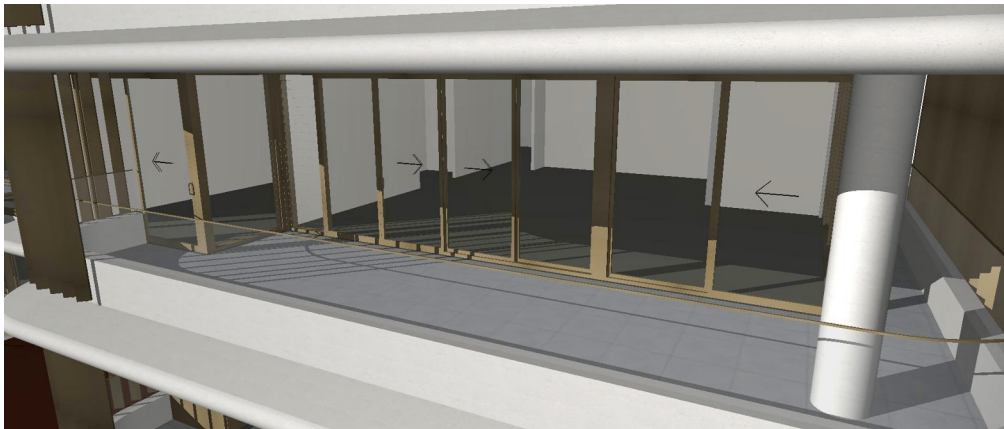
Centre Apartment - 21 June 9am



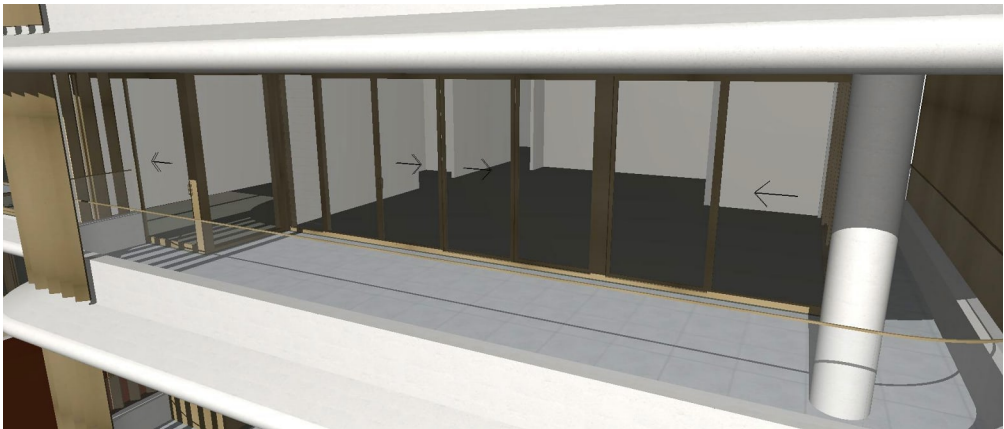
Centre Apartment - 21 June 12pm



Centre Apartment - 21 June 3pm



Western Apartment - 21 June 9am



Western Apartment - 21 June 12pm



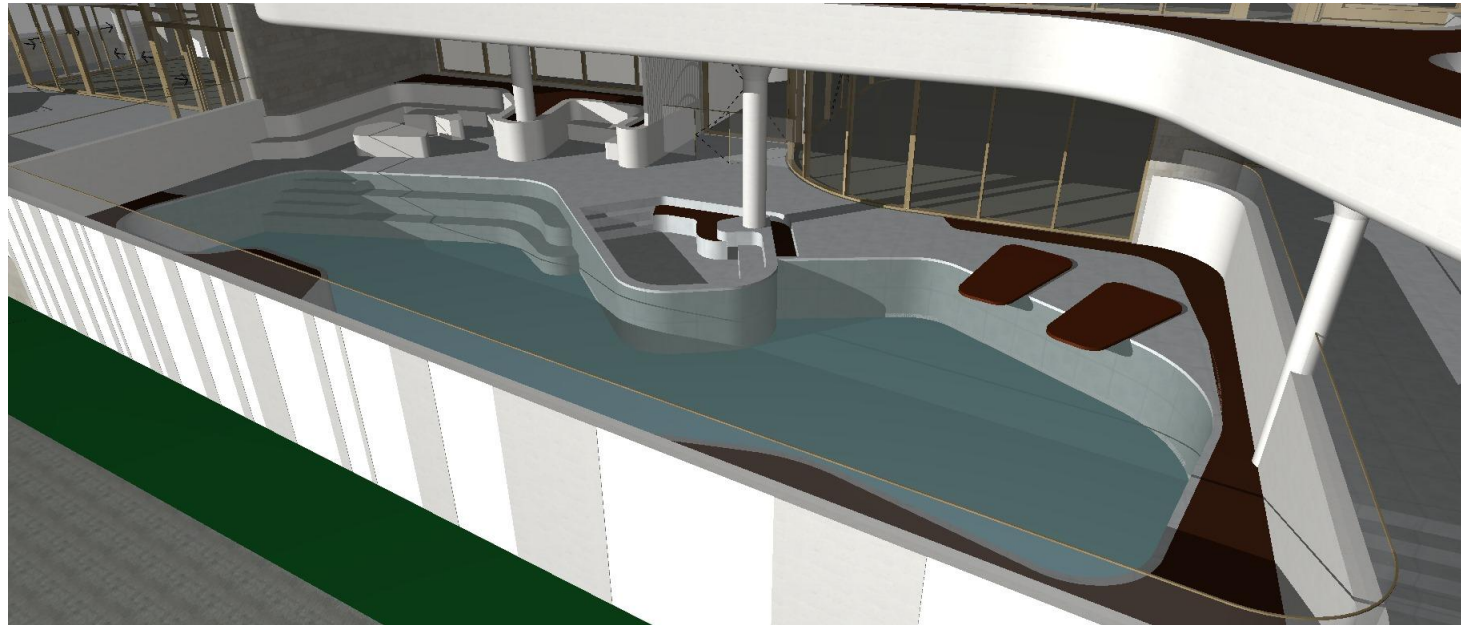
Western Apartment - 21 June 3pm

Note: Perspectives taken from Northern Elevation

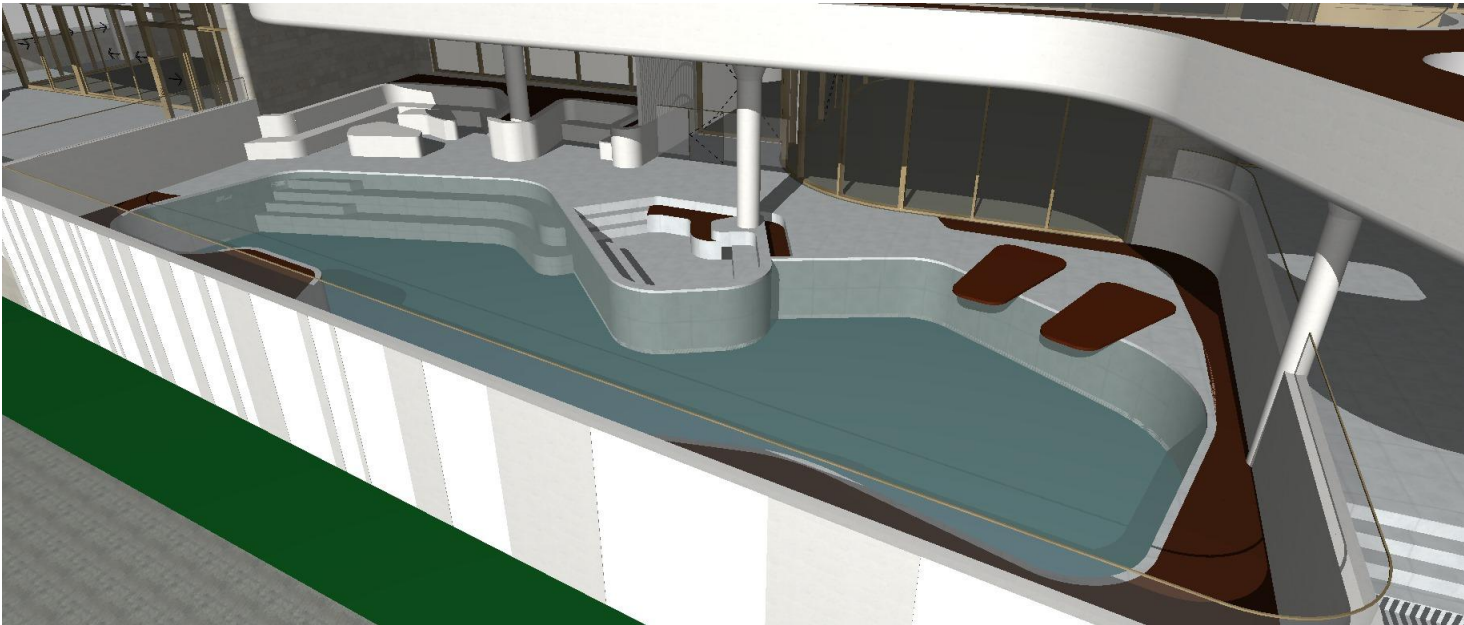
237 Wharf Road Newcastle Apartment Development : **Shadow Diagrams Sheet 03**

13892 - A23B - Rev G - 6/01/2025
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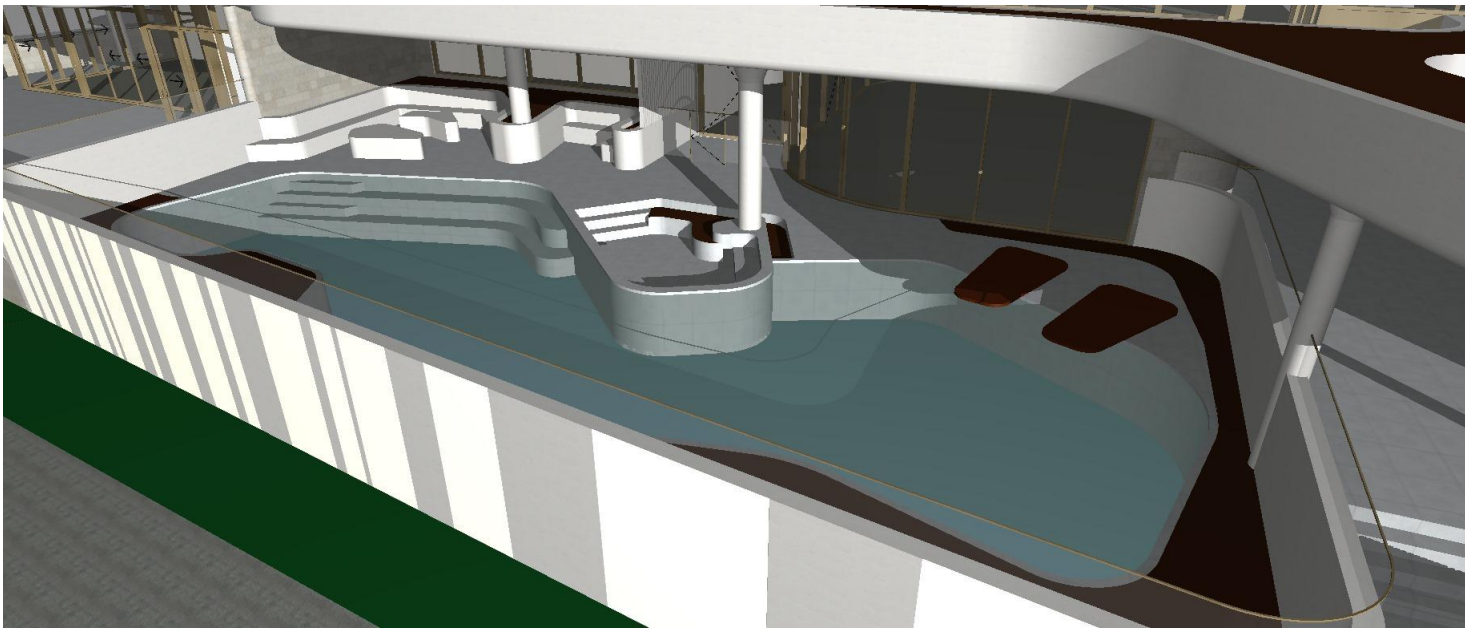
0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3



Communal Pool Area - 21 June 9am



Communal Pool Area - 21 June 12pm



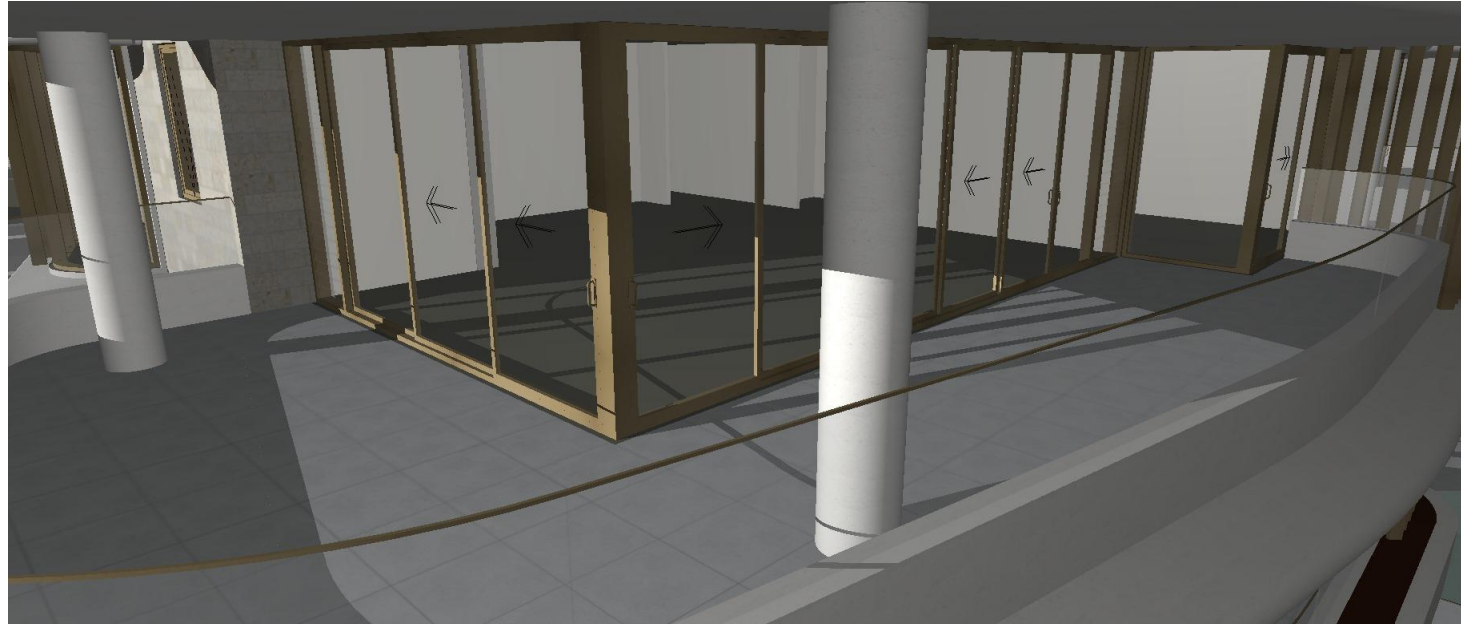
Communal Pool Area - 21 June 3pm

Note: Perspectives taken from Northern Elevation

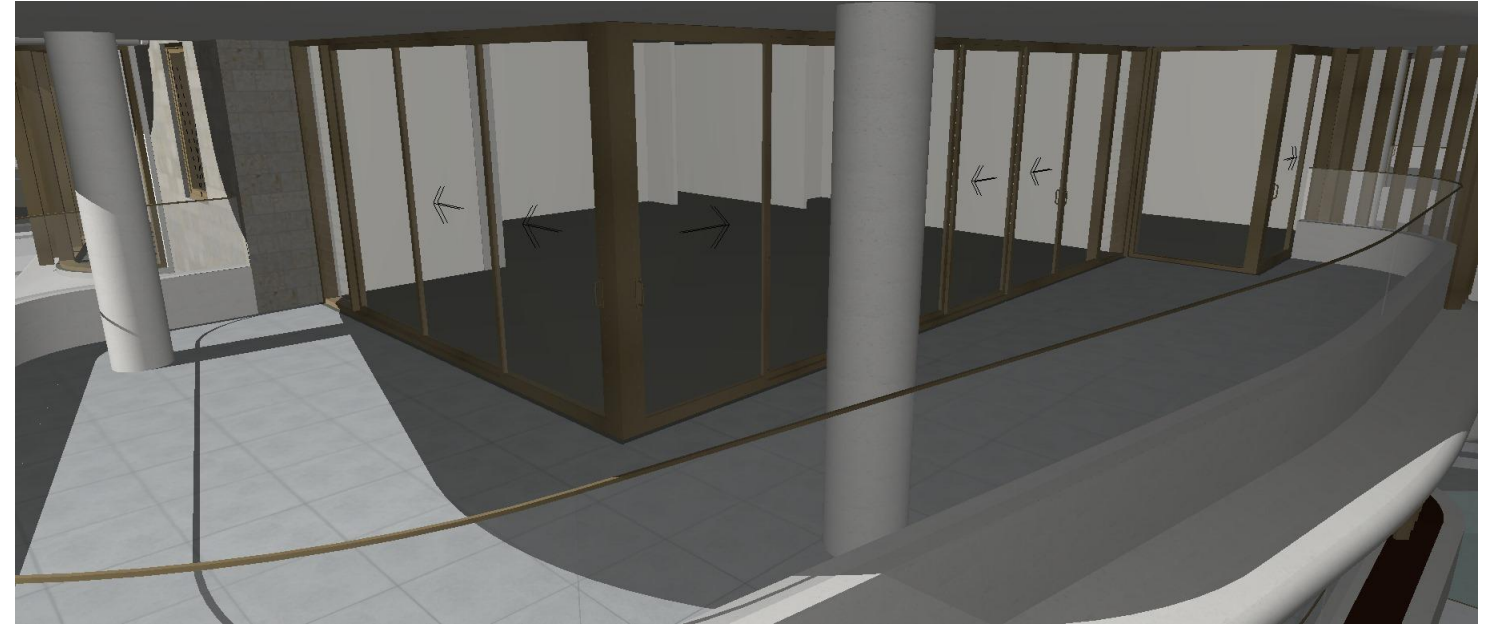
237 Wharf Road Newcastle Apartment Development : **Shadow Diagrams Sheet 04**

13892 - A23C - Rev G - 6/01/2025
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Eastern Apartment - 21 Dec 7am



Eastern Apartment - 21 Dec 9am



Eastern Apartment - 21 Dec 11am

Note: Perspectives taken from Northern Elevation

237 Wharf Road Newcastle Apartment Development : **Shadow Diagrams Sheet 05**

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0 10mm 50mm 100mm ON ORIGINAL A3 NTS @ A3



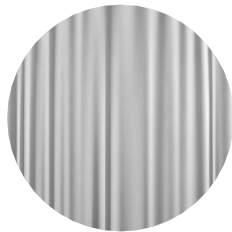
General Render Finish



Paving & Ground Floor Podium Wall Finish



Slatted Fence & Gate Finish



Wharf Road Feature Wall Finish



Glazing, Vertical Balcony Screen, Garage Door, Penthouse Facade & Soffit Finish



237 Wharf Road Newcastle Apartment Development : **Schedule of Materials**

13892 - A28 - Rev H - 6/01/2025
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