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Fiducia Wins Approval for Boutique Residential Project in Neutral Bay



Amid a number of recent residential development rejections in Neutral Bay, local developer Fiducia has received development approval in the tightly-held Harriette Street neighbourhood.

After the successful consolidation of three residential home lots, Fiducia lodged a residential apartment scheme for 10 luxury three-bedroom residences.

With the Land Environment Court experiencing an unprecedented backlog of developments, Fiducia and architecture firm PBD worked collaboratively with North Sydney Council to arrive at a planning outcome, which received unanimous support from the North Sydney Local Planning Panel (NSLPP) in early June.

“This is a solid outcome for the development and also the community,” Fiducia chief executive Ben Doyle said.

“Working with council was by far the path of least resistance where neighbours were invited to a meeting early on in the DA process to understand major objections.

“As developers we need to be on the pulse of what councils want, how it benefits the community and where we can add value through design and planning.

“Fiducia brings to market carefully curated buildings of substance, design and longevity.”



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Fiducia development director Marie Doyle said Harriette is the first building in Sydney of this size to offer premium club and concierge services.

“We understand our buyers, so have included a private residents club dining room complete with individual wine cellars, catering kitchen and powder room within the building – it’s like nothing else on offer in the boutique market right now.”

Harriette comprises a collection of 10 luxury residences positioned in Neutral Bay's most intimate neighbourhood.

Hand-selected finishes from award-winning interior designers, Alexander & Co, feature throughout the 10 three-bedroom residences and into the private residents' club.

The project's curved architecture has elements of brick, brass and marble thoughtfully designed by PBD Architects.

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The residences are designed for entertaining with large open plan living spaces, curved kitchen island benches, butlers pantries, built in barbecues and powder rooms.

“The Harriette embodies a contemporary glamour synonymous with its Neutral Bay locale,” Alexander & Co interior designer Jeremy Bull said.

“Stone thresholds, painted wall panelling and open theatre kitchens underpin a planning strategy which makes each of these apartments feel more like a grand home.

“The entrance lobbies have a careful grandeur whilst the apartments are shrouded in garden foliage.”

Fiducia developed Harriette for the “rightsizers” — the people who are at the right time in their life for luxury, substance and convenience.

With completion slated for late-2020, Harriette will commence construction in the third quarter of 2019.

Harriette's display suite opens 25 July by private appointment.

Following on from the sell out success of Fiducia’s last project Grace at Northbridge, Boutique Estates International has been appointed in conjunction with local selling agent Belle Property to bring Harriette to market.

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