

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSNH-612 – DA 30/25 (PAN-509039)
DA Number	10.2025.30.1
LGA	North Sydney
Proposed Development	Demolition of existing structures, construction of a part 4/5 storey residential flat building containing 23 units & basement parking across 3 levels, landscaping and associated site works.
Street Address	118-124 Benelong Road and 72 Gerard Street, Cremorne
Applicant/Owner	<ul style="list-style-type: none"> • Helm No. 20 Pty Ltd • Michael Cresswell O'Reilly (118 Benelong) • Eric Graham Wrigglesworth and Pauline Maria Bramwell (120 Benelong) • Leah Cleary (122 Benelong) • Regal Benelong Pty Ltd (124 Benelong) • Vera Stoyanoff and the Estate of the Late Blagoya • Stoyanoff (72 Gerard) • Note: The combined site has been noted as sold in May 2025.
Date of DA lodgement	5 March 2025
Total number of Submissions	Five (5)
Number of Unique Objections	
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Section 2.19(1) and Clause 2 of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares the proposal regionally significant development as: Cost of estimated development greater than \$30 million.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy (Planning Systems) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>North Sydney Local Environmental Plan 2013</i> • <i>North Sydney Development Control Plan 2013</i>
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Attachment 1 – Conditions of Consent • Attachment 2 – Architectural Plans – Brick Architects (03/02/2025) • Attachment 3 – Urban Design Study – Bonus & Associates (06/02/2025) • Attachment 4 – Landscape Plans – Space Landscape Designs (06/02/2025) • Attachment 5 – Minutes of the North Sydney Design Excellence Panel (13/05/2025) • Attachment 6 – RFI Response – Helm Pty Ltd (26/05/2025) • Attachment 7 – Design Verification Statement – Brick Architects (07/02/2025) • Attachment 8 – Waste Management Plan – Helm Pty Ltd (02/02/2025) • Attachment 9 – Remediation Action Plan – JK Environments (07/02/2025) • Attachment 10 – List of submitters and summary of issues
Clause 4.6 requests	N/A
Summary of key submissions	<ul style="list-style-type: none"> • Bulk / scale • Stormwater • Traffic • Views
Report prepared by	Andrew Beveridge, Senior Assessment Officer, North Sydney Council / Isobella Lucic, Team Leader Development Assessment, North Sydney Council
Report date	2 July 2025

Summary of s4.15 matters	
Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
Legislative clauses requiring consent authority satisfaction	
Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?	Yes
<i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	
Clause 4.6 Exceptions to development standards	
If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not applicable
Special Infrastructure Contributions	
Does the DA require Special Infrastructure Contributions conditions (S7.24)?	
<i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	Yes
Conditions	
Have draft conditions been provided to the applicant for comment?	
<i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes