



# URBAN DESIGN STUDY

FOR THE REDEVELOPMENT OF  
**118-124 BENELONG RD & 72 GERARD ST, CREMORNE**

ON BEHALF OF  
**HELM PTY LTD**  
24\_14 6 FEBRUARY 2025  
**BONUS + ASSOCIATES**

ISSUE A



**BONUS + ASSOCIATES**

ARCHITECTURE INTERIORS URBAN DESIGN

LEVEL 1 597 DARLING STREET

ROZELLE NSW

AUSTRALIA 2039

T 9818 6188

F 9818 6288

E [info@bonusarch.com](mailto:info@bonusarch.com)

Nominated Architect

G. Bonus

NSW Registration Number 4034

**BONUS + ASSOCIATES**





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# EXECUTIVE SUMMARY







**AERIAL VIEW OF SITE LOOKING NORTH (SOURCE: GOOGLE EARTH 3D)**  
EXECUTIVE SUMMARY



This Urban Design Study (UDS) has been prepared for Helm Pty Ltd to inform a development application for the residential redevelopment of land at 118-124 Benelong Road and 72 Gerard Street, Cremorne.

This corner site is located on the eastern side of the intersection of Gerard Street and Benelong Road Cremorne. The site has a fall of 8.8m to the north where it is bounded by Gerard Lane. The site is presently occupied by inter-war residential dwellings and modern dwellings (rear of 72 Gerard St), each with a street address to Benelong Road, Gerard Street or Gerard Lane. The site is a prominent corner in the Waters Neighbourhood and provides access to Gerard Street via a signalled intersection.

The current planning controls are the North Sydney Local Environment Plan 2013 (NSLEP 2013) and the North Sydney DCP 2013 (NSDCP 2013). Under the LEP the site, its immediate neighbours and all properties opposite in both Gerard and Benelong are zoned R4 High Density Residential. Gerard Lane provides a zone boundary and a transition to R3 Medium Density Residential. The site has a height limit of 12m.

B+A have completed an analysis of the site and its surroundings and have identified appropriate urban design principles suitable to inform the design for the redevelopment of the site. The principles that have informed the UDS include the following:

- **Site**- the site is a prominent corner lot of high density residential zoned land within the Waters Neighbourhood of the North Cremorne Planning Area.
- **Topography**- the landform steps down along Benelong Road, the existing allotments being benched in response to the site topography.
- **Context**- the site has three street frontages and is surrounded by a diverse range of residential built forms including 1-2 storey free-standing dwellings and residential flat buildings of 3, 4, 8 and 15 storeys in height.
- **Pattern of Subdivision**- the existing pattern of subdivision predominately addresses Benelong Road, with only 1 of 5 properties having an address to Gerard Street.
- **Street Setback**- street setbacks for new development should reflect the predominant pattern of existing development to Benelong Road, Gerard Street and Gerard lane.

- **Building Separation**- provide ADG and DCP compliant building separation from the neighbour to preserve amenity and ensure visual privacy.
- **Height**- the site topography and existing stepped residential benching results in a stepped and sloping 12m building height plane.
- **Site Coverage**- the building footprint is determined by a combination of appropriate street setbacks & building separation.
- **Landscape**- provide landscaping to the perimeter of the site to enhance the residential landscaped setting of the precinct.
- **Streetscape**- maintain the predominately 3 storey street wall height established by existing residential flat buildings in Gerard Street.
- **Transition**- increase the setback to Gerard Lane from 1.2m to 7.0m to provide an appropriate transition in scale from the R4 to the R3 zoned land north of the site.
- **Stepped Building Envelope**- step the building envelope down the site in response to the site topography and the existing benching.
- **Side Setback and Building Height Control**- increase building setbacks with increasing building height to provide amenity to residents and neighbours and to reduce visual bulk.
- **Articulation**- vertically articulate the building envelope in response to the historic pattern of subdivision and to identify the building entry.
- **Pedestrian Entry**- provide pedestrian access via a primary street address from Benelong Road to reflect the existing pattern of subdivision.
- **Vehicle Entry**- provide vehicle access to basement level carparking via Gerard Lane to increase the opportunity for on-street carparking and street tree planting via reduced driveway crossings.
- **Amenity**- make use of the northerly aspect enjoyed by the site to maximise access to sunlight, views and natural ventilation for residents.
- **Safety**- optimise safety and security within the development and the adjoining public domain via passive surveillance of public and communal areas.
- **Public Domain**- provide public domain improvement including undergrounding of aerial power and telephone lines, removal of existing driveways and additional canopy street tree planting.
- **Future Context**- the site is located within a precinct undergoing transition from 1-2 storey free standing dwellings to residential flat buildings 3-5 storeys in height.





# NSLEP 2013



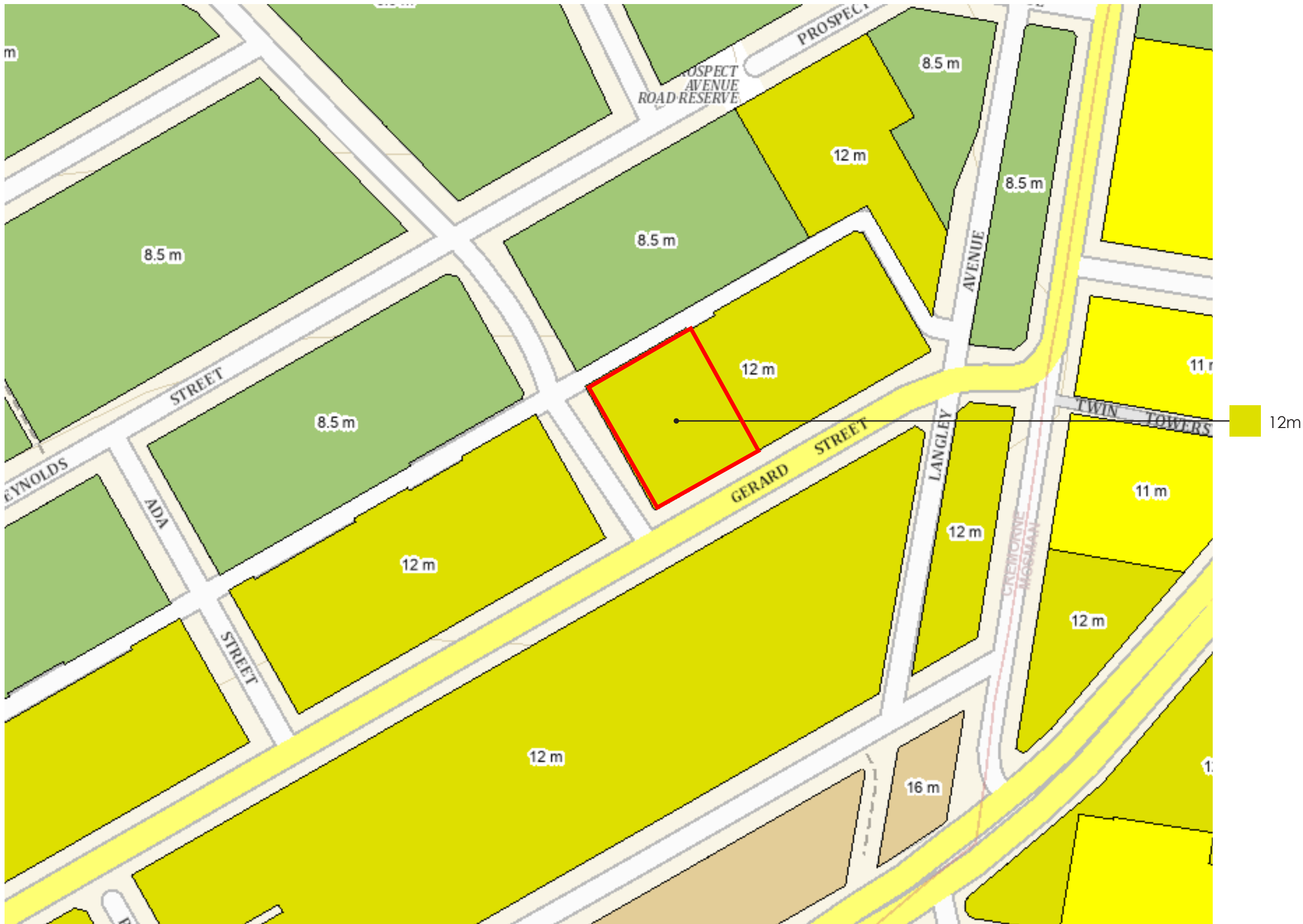


R4 - HIGH DENSITY RESIDENTIAL





N/A



HEIGHT OF BUILDING MAP  
NSLEP 2013





# NSDCP 2013





## WATERS NEIGHBOURHOOD

NSDCP 2013 PART C, SECTION 5, NORTH CREMORNE PLANNING AREA

BONUS + ASSOCIATES

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Version: 1, Version Date: 10/02/2025

### 5.3.1 Significant Elements

#### Land Use

P1 Predominantly residential development.

#### Topography

P2 Gentle fall to the north from the ridge aligning with Military Road.

#### Views

P3 The following views and vistas are to be preserved and where possible enhanced:

- (a) along Park Avenue of Cammeray Park.
- (b) Vistas to Middle Harbour down Ben Boyd Road and Young Streets.
- (c) District views to Middle Harbour from the upper levels of some buildings.

#### Identity / Icons

P4 SCEGGS – Redlands School.

P5 Cammeray Park.

P6 Military Road, a major arterial thoroughfare.

P7 Ernest, Belgrave Road and Gerard Streets, a sub-arterial thoroughfare.

#### Subdivision

P8 A regular grid pattern with street blocks generally running east / west, with a large number of properties having dual frontages associated with a large number of laneways.

#### Streetscape

P9 Wide tree lined streets with grass verges and concrete paths.

P10 Narrow fully paved laneways.

P11 A mixture of tall and low rendered masonry fences to the street, with taller fences generally located along Ernest, Belgrave and Gerard Streets in front of low and medium density housing.

P12 Buildings setback from the boundary and aligned with the street frontage.

#### Public transport

P13 Development should take advantage of the high level of public bus services operating along Military Road, Ernest Street, Belgrave Street and Gerard Street.

### 5.3.2 Desired Future Character

#### Diversity

P1 Predominantly medium to high density residential accommodation, generally comprising attached dwellings, multi-dwelling housing and residential flat buildings, according to zone.

P2 The density of development generally reduces the further away a property is located from Military Road.

### 5.3.3 Desired Built Form

#### Form, massing and scale

P1 Future development of high density housing must have a sympathetic relationship to other surrounding development in terms of height, bulk and scale, privacy and access to views (for example stepping down to lower height).

P2 Buildings adjacent rear laneways should be ancillary to the main building on a site.

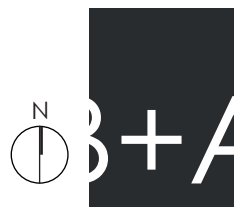
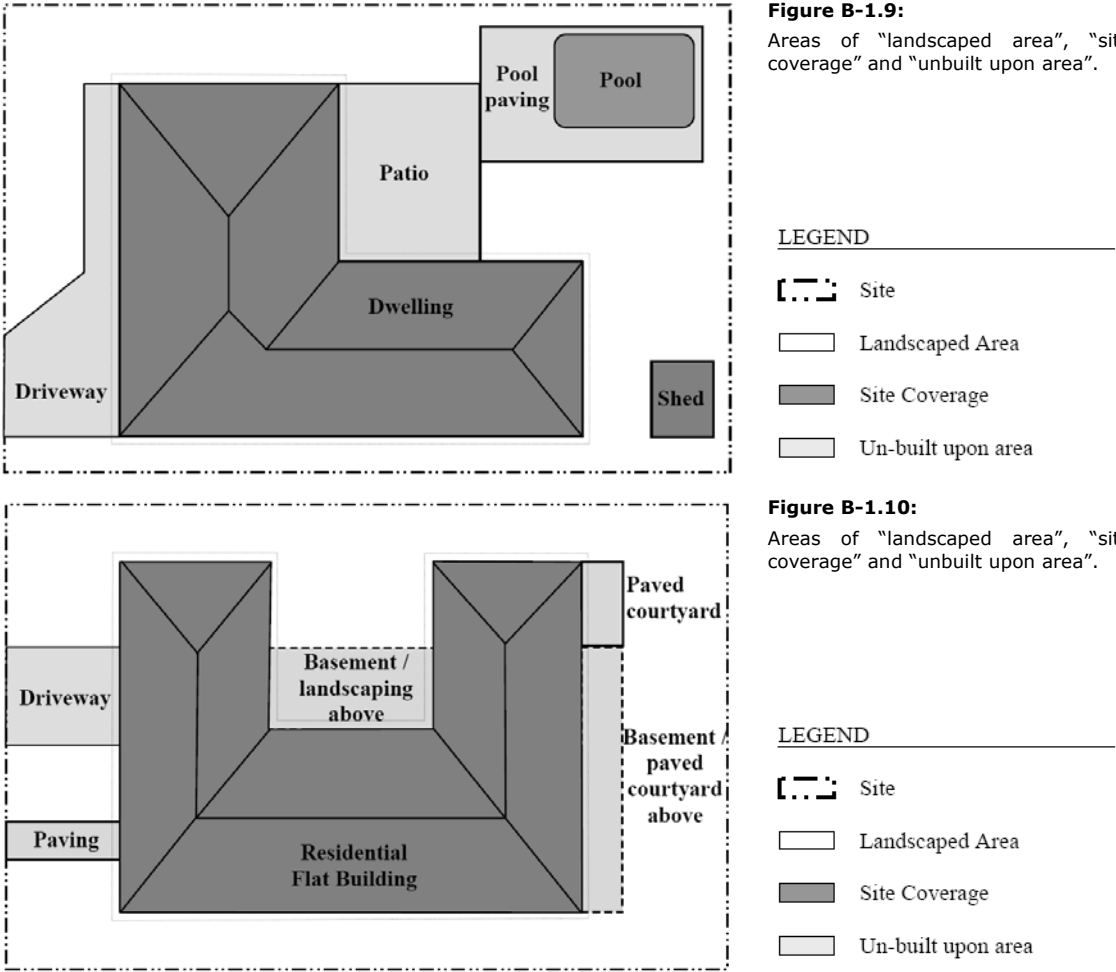
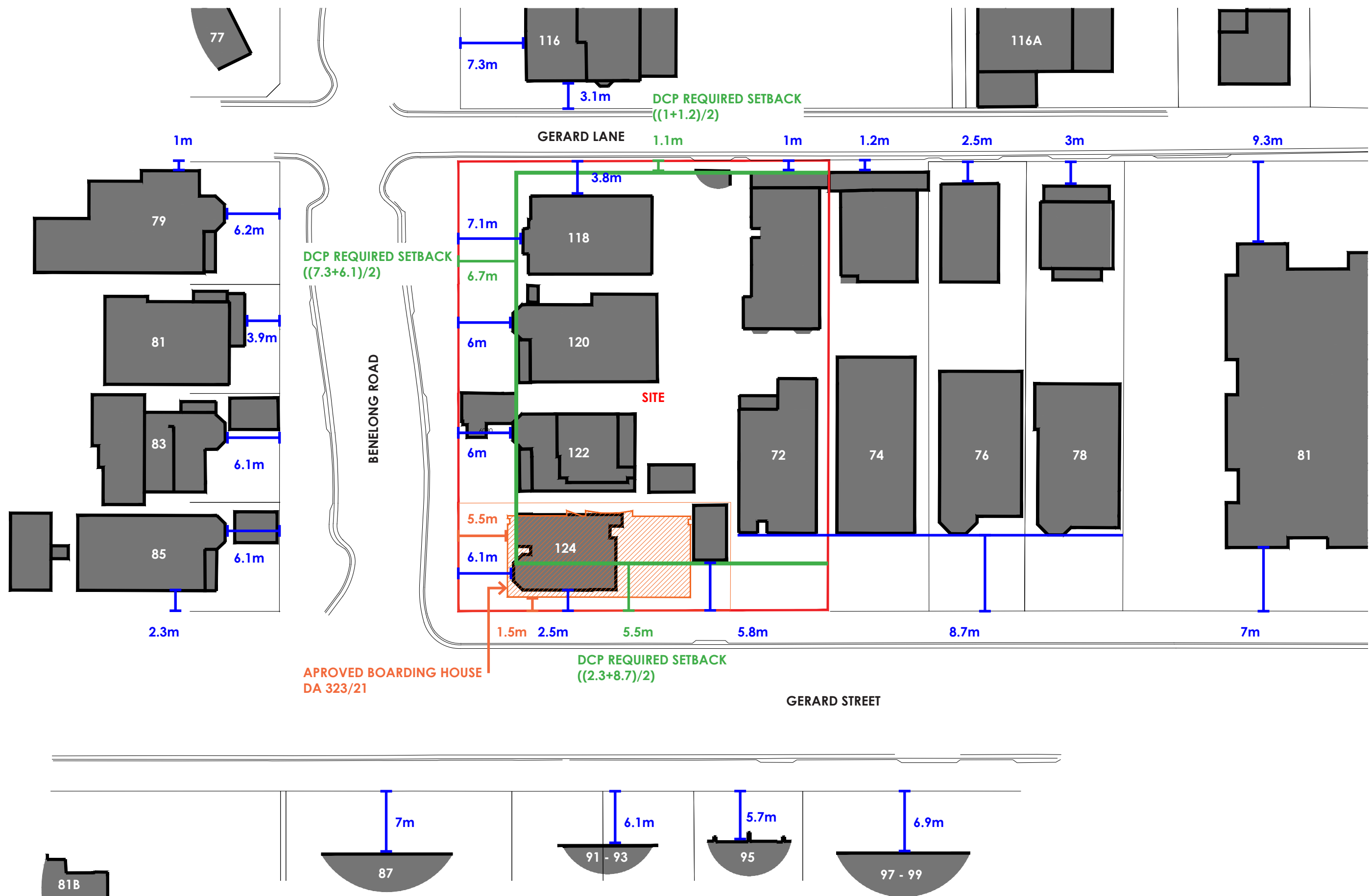




TABLE B-1.6: Maximum Site Coverage Requirements		
Residential Development Type	Lot Size (m²)	Site Coverage (max)
Detached dwelling, semi-detached dwelling, attached dwelling (including any secondary dwelling if provided)	0-229	60%
	230-499	50%
	500-749	40%
	750-999	35%
	1000+	30%
Dual occupancy	All	45%
Multi-dwelling housing	All	50%
Residential flat building	All	45%

TABLE B-1.7: Minimum Landscaped Area and Un-built Upon Area Requirements			
Residential Development Type	Lot Size (m²)	Landscaped Area (min)	Un-built Upon Area (max)
Detached dwelling, semi-detached dwelling, attached dwelling (including any secondary dwelling)	0-229	20%	20%
	230-499	30%	20%
	500-749	40%	20%
	750-999	45%	20%
	1000+	50%	20%
Dual occupancy	All	40%	15%
Multi-dwelling housing	All	30%	20%
Residential flat building	All	40%	15%





P1 The front setback must match the alignment of the primary facades of buildings on adjoining properties. Where different setbacks occur, the average of the setbacks of those primary facades is to be used.

## FRONT SETBACKS

NSDCP 2013 PART B, SECTION 1, RESIDENTIAL DEVELOPMENT

BONUS + ASSOCIATES





**Figure B-1.3:**  
Setback and building height plane controls for the *R4 High Density Residential* zone, where the height limit is equal to 12m or less.

**Note:** *The actual setback of the building may need to be increased to satisfy building separation requirements within cl.1.3.10 to Part B of the DCP.*

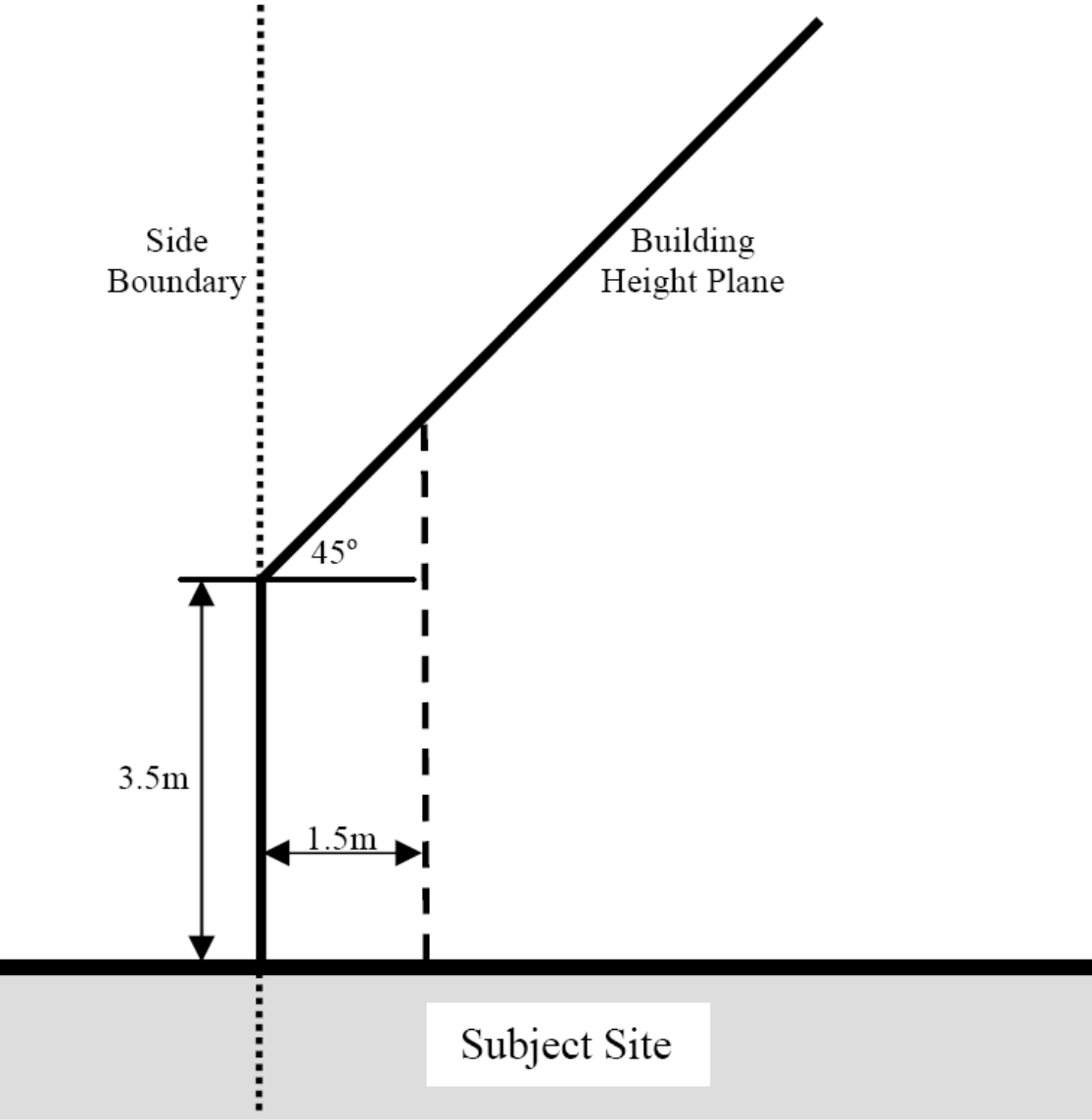


FIGURE B-1.3

TABLE B-1.5 - Side Setback Requirements				
Zone	Development Types	Minimum Setback Requirement		
R4 High Density Residential	Attached dwellings; Dual occupancies; Dwelling houses; Group Homes; Secondary dwellings; Semi-detached dwellings;	1.5m; and The building must not exceed a building height plane commencing at 3.5m above ground level (existing) from side boundaries and projected internally to the site at 45° (refer to Figure B-1.3).		
	Boarding houses; Multi-dwelling housing; Residential flat building; seniors housing	On land with a height limit of 12m or less	3m; and The building must not exceed a building height plane commencing at 3.5m above ground level (existing) from side boundaries and projected internally to the site at 45° (refer to Figure B-1.3).	
		On land with a height limit greater than 12m	1st to 3rd storey (up to 10m)	4.5m
			Above 3rd storey	6m

- P1 The height of buildings is not to exceed that stipulated within cl.4.3 to NSLEP 2013.
- P7 Residential flat buildings should use a pitched roof form to reflect the prevailing roof typology or that identified in the relevant area character statement (refer to Part C of the DCP).
- P8 Despite P7 above, Council may consider approval of a residential flat buildings with a flat roof, but only where:
- the development complies with the height requirements under P1 above; and
  - where the top-most storey has been setback to comply with a 36 degree angle back from the top edge of the storey located immediately below (refer to Figure B-1.4).

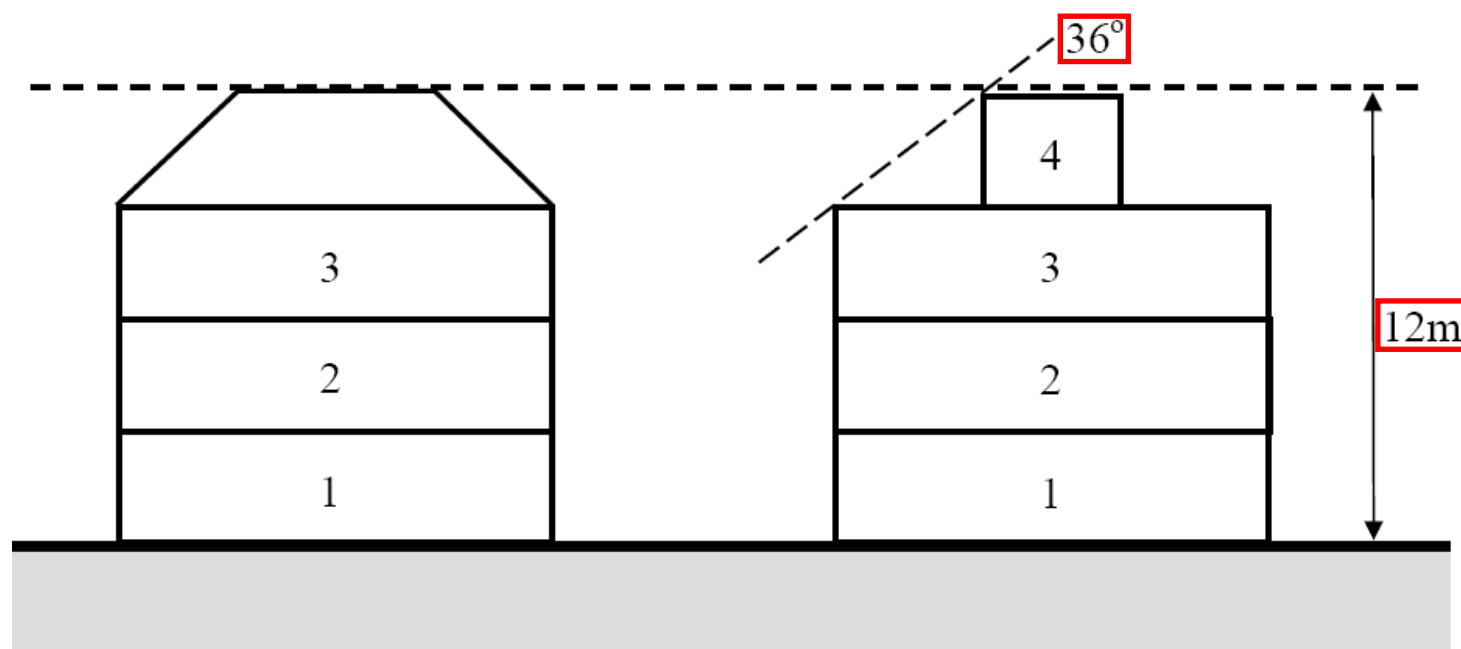


FIGURE - B1.4: RESIDENTIAL FLAT BUILDING HEIGHT CONTROLS

#### FORM, MASSING, SCALE

NSDCP 2013 PART B, SECTION 1, RESIDENTIAL DEVELOPMENT

BONUS + ASSOCIATES





# SITE & CONTEXT





**AERIAL VIEW OF SITE LOOKING EAST (SOURCE: GOOGLE EARTH 3D)**  
 SITE & CONTEXT









AERIAL VIEW OF SITE  
SITE & CONTEXT





1. VIEW FROM GERARD STREET LOOKING NORTH EAST.



2. VIEW OF GERARD STREET AND BENELONG ROAD INTERSECTION LOOKING NORTH

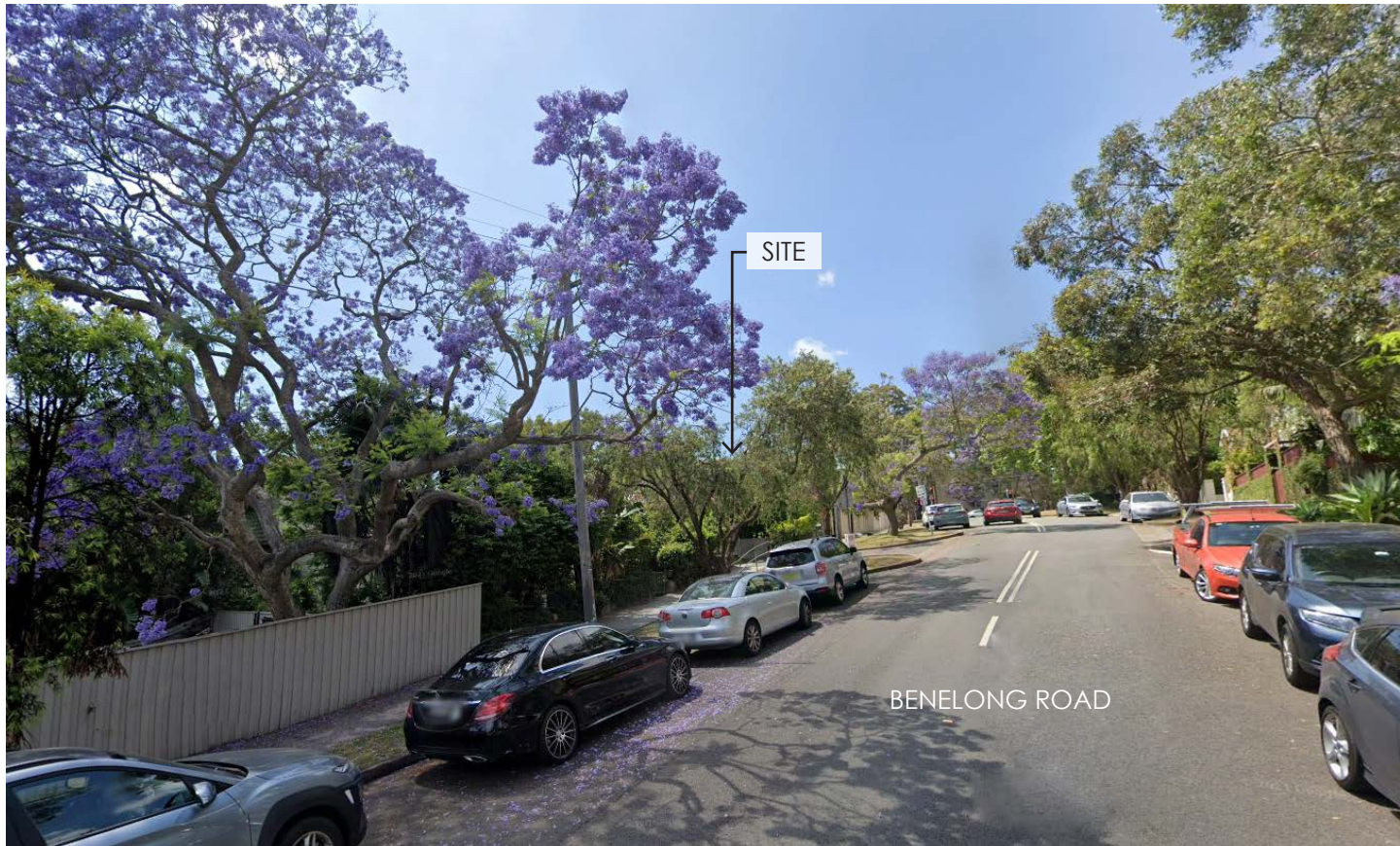


3. VIEW FROM GERARD STREET AND BENELONG ROAD INTERSECTION LOOKING NORTH WEST

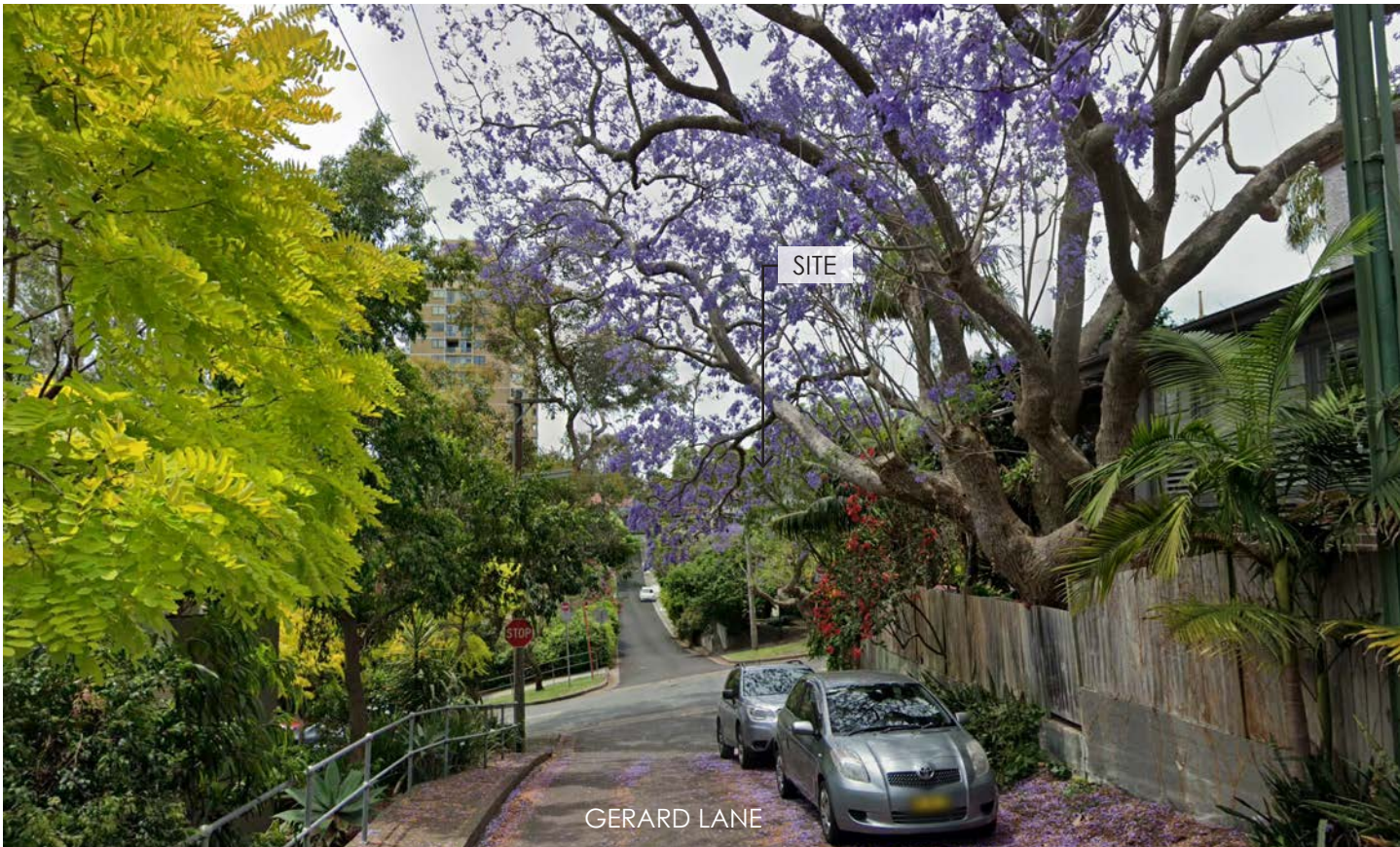


4. VIEW FROM BENELONG ROAD AND GERARD LANE INTERSECTION LOOKING EAST





5. VIEW FROM BENELONG ROAD LOOKING EAST



6. VIEW FROM GERARD LANE LOOKING NORTH EAST



7. VIEW FROM GERARD LANE LOOKING SOUTH WEST



8. VIEW FROM GERARD LANE LOOKING SOUTH WEST

EXISTING STREETScape - GOOGLE STREETVIEW  
SITE & CONTEXT

BONUS + ASSOCIATES







9. VIEW FROM GERARD LANE LOOKING WEST



10. VIEW FROM GERARD LANE AND LANGLEY AVENUE INTERSECTION LOOKING WEST



11. VIEW FROM GERARD STREET LOOKING WEST



12. VIEW FROM GERARD STREET LOOKING WEST

EXISTING STREETScape - GOOGLE STREETVIEW  
SITE & CONTEXT

BONUS + ASSOCIATES

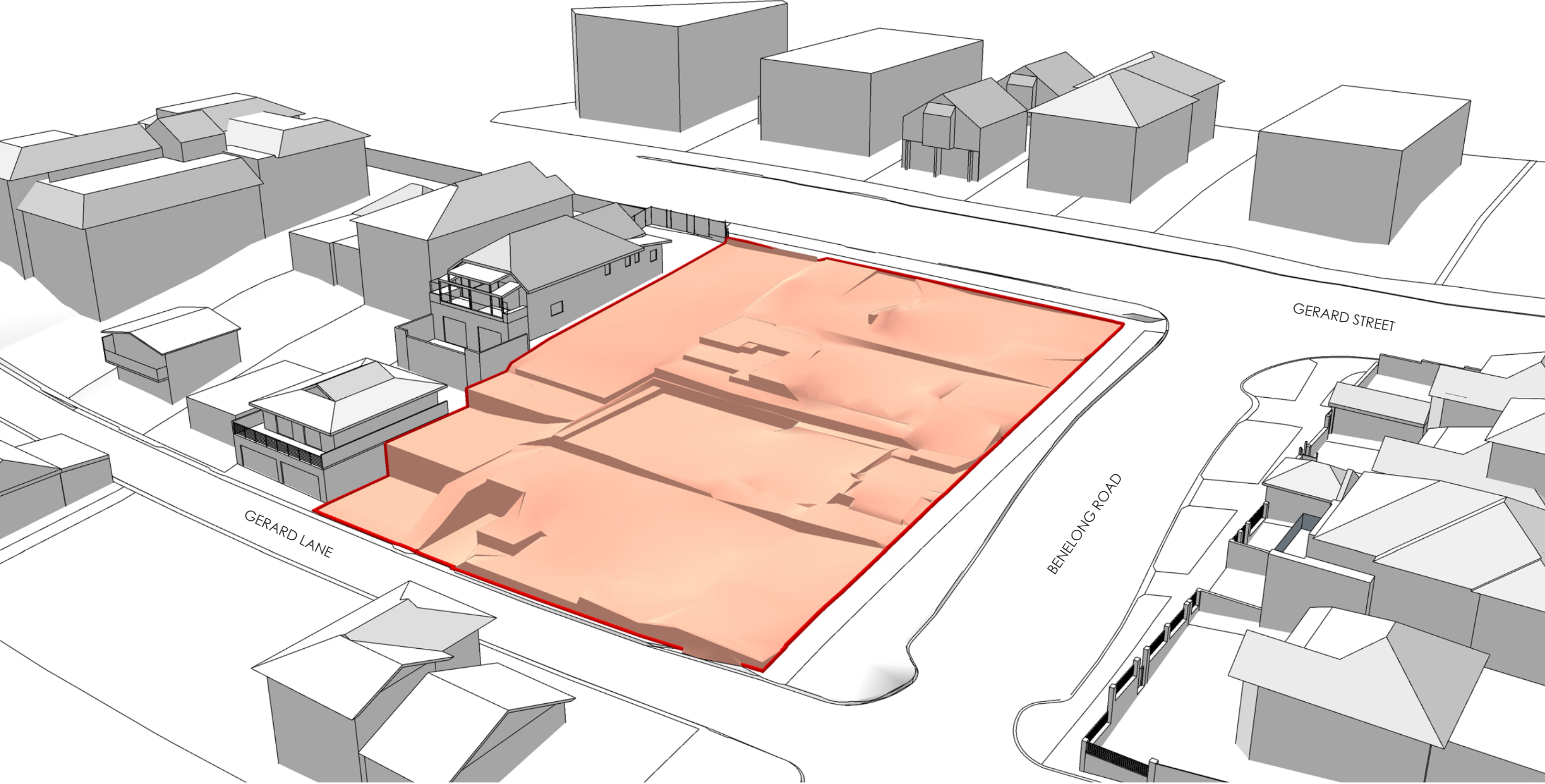




# URBAN DESIGN PRINCIPLES



*“The site is a prominent corner lot of high density residential zoned land within the Waters Neighbourhood of the North Cremorne Planning Area.”*

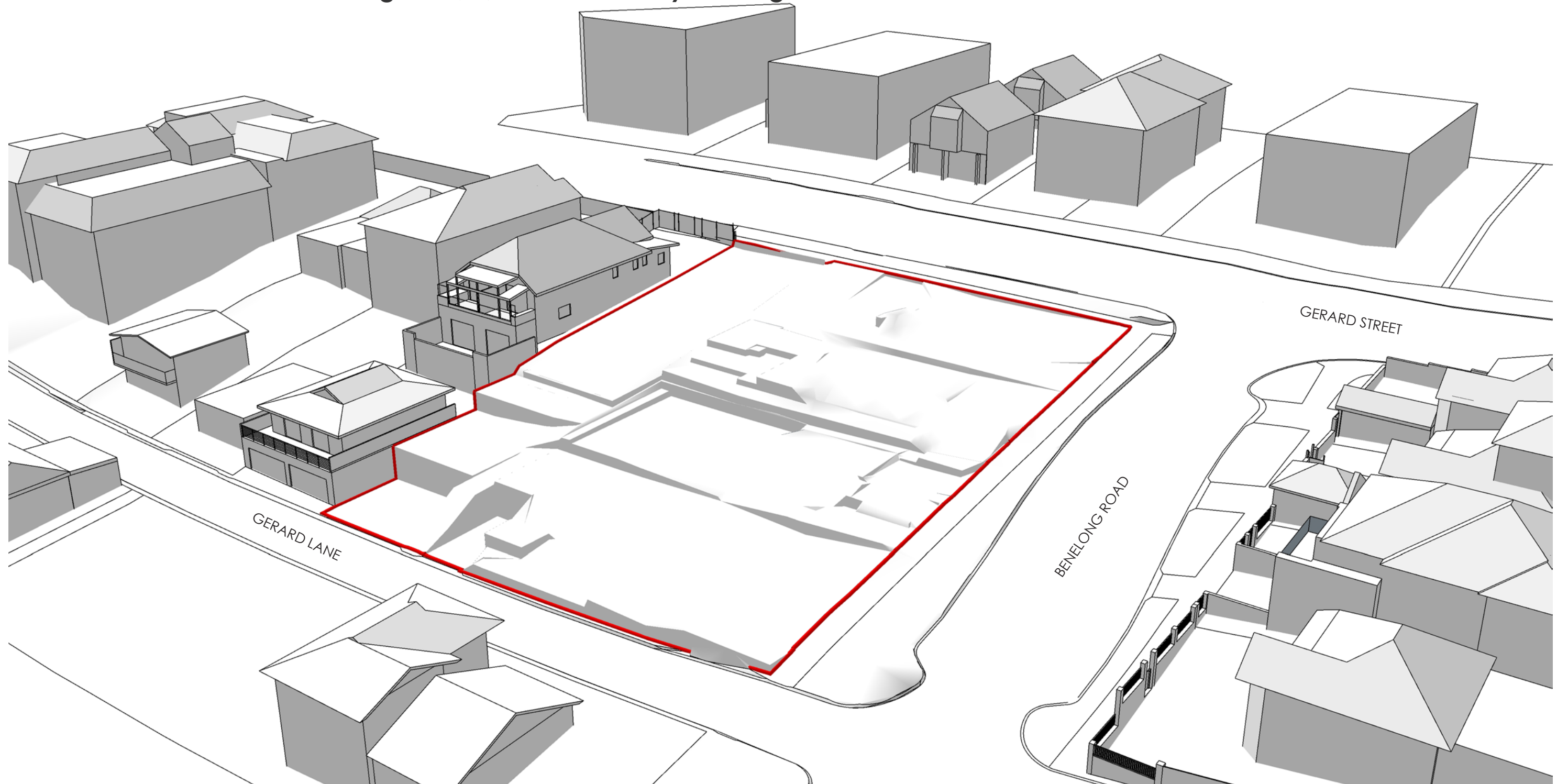


*“The landform steps down along Benelong Road, the existing allotments being benched in response to the site topography.”*

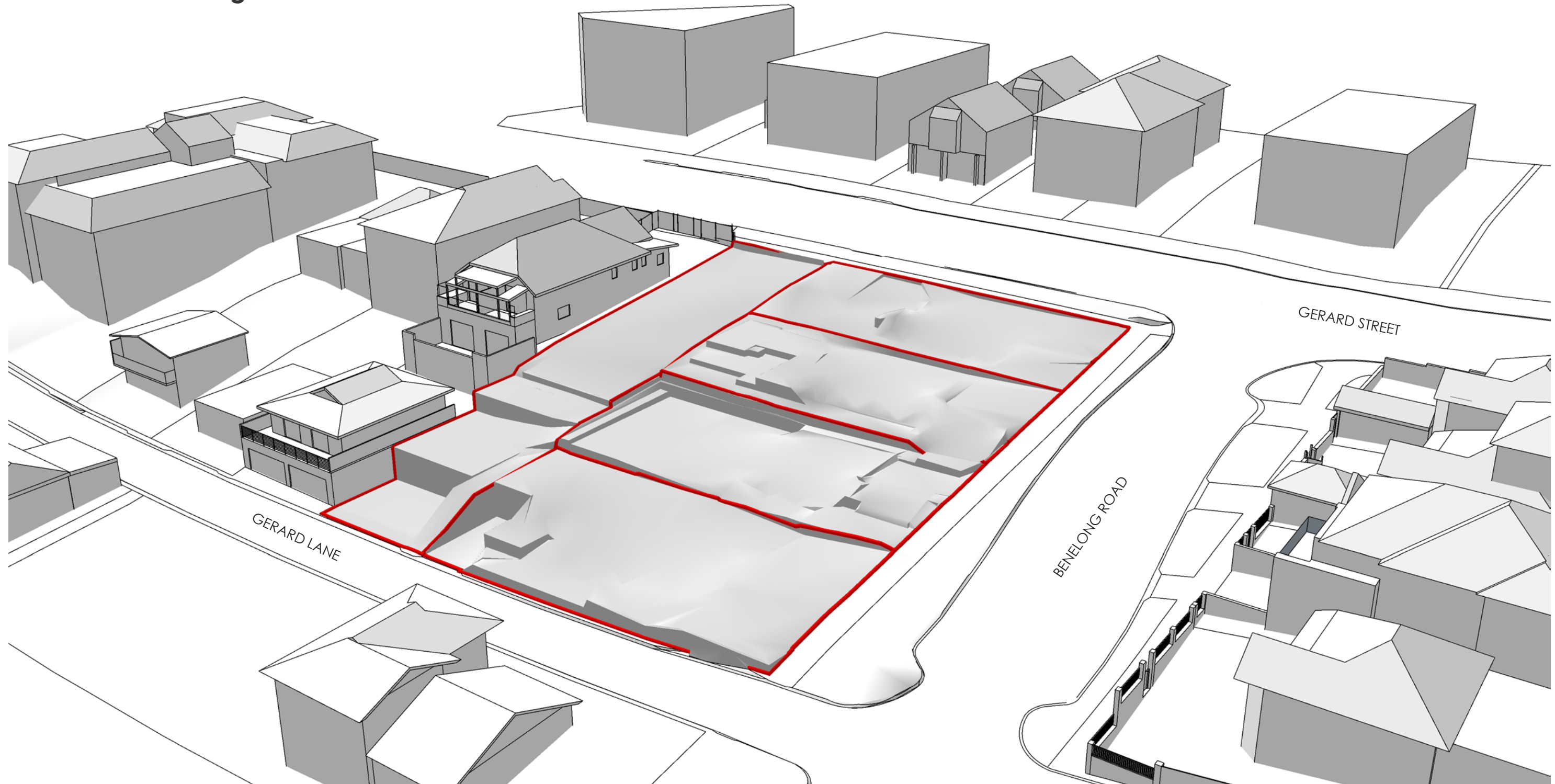




*“The site has three street frontages and is surrounded by a diverse range of residential built forms including 1-2 storey free-standing dwellings and residential flat buildings of 3, 4, 8 and 15 storeys in height.”*

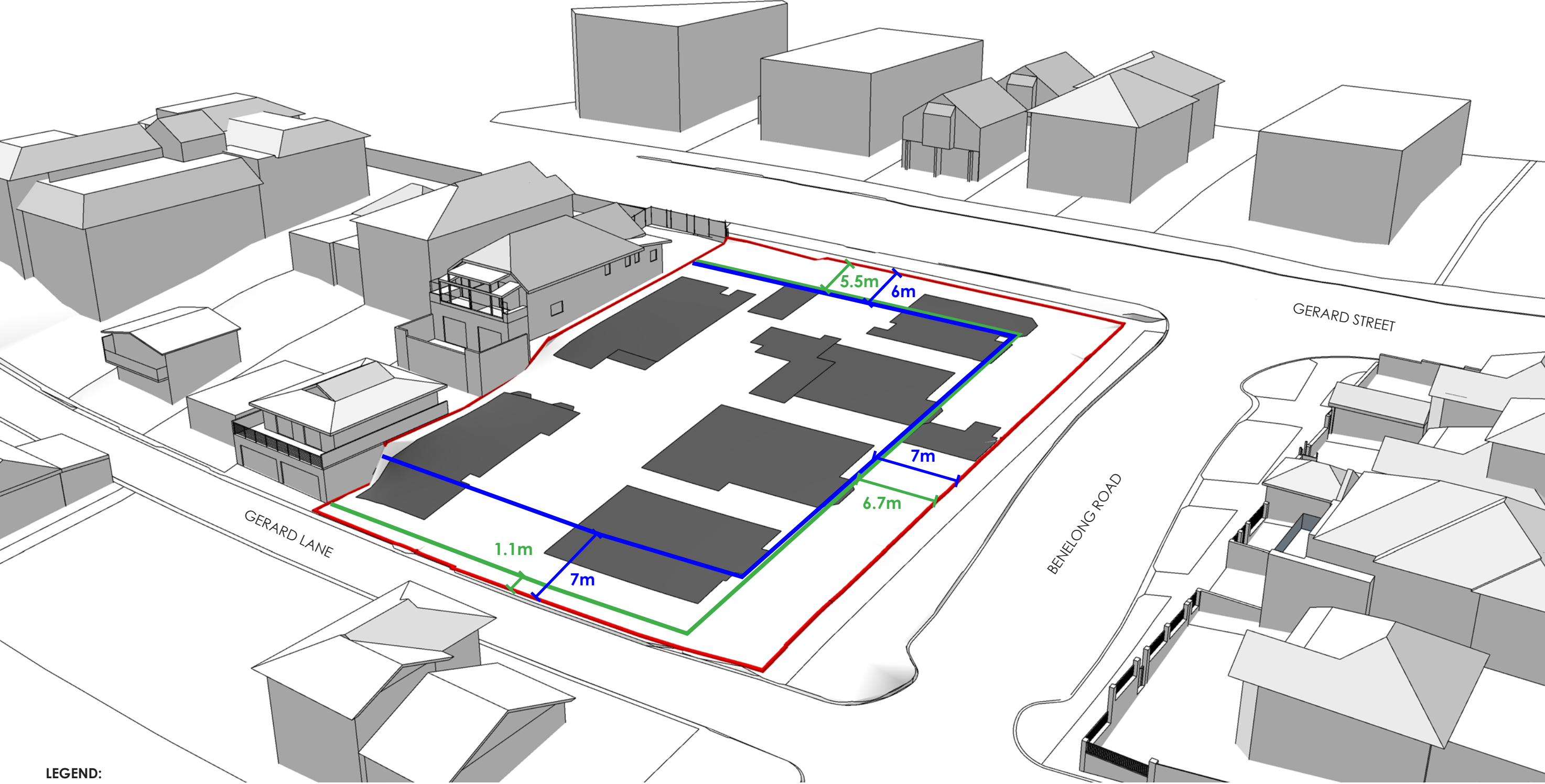


*“The existing pattern of subdivision predominately addresses Benelong Road, with only 1 of 5 properties having an address to Gerard Street.”*





*“Street setbacks for new development should reflect the predominant pattern of existing development to Benelong Road, Gerard Street, and Gerard Lane.”*



**LEGEND:**

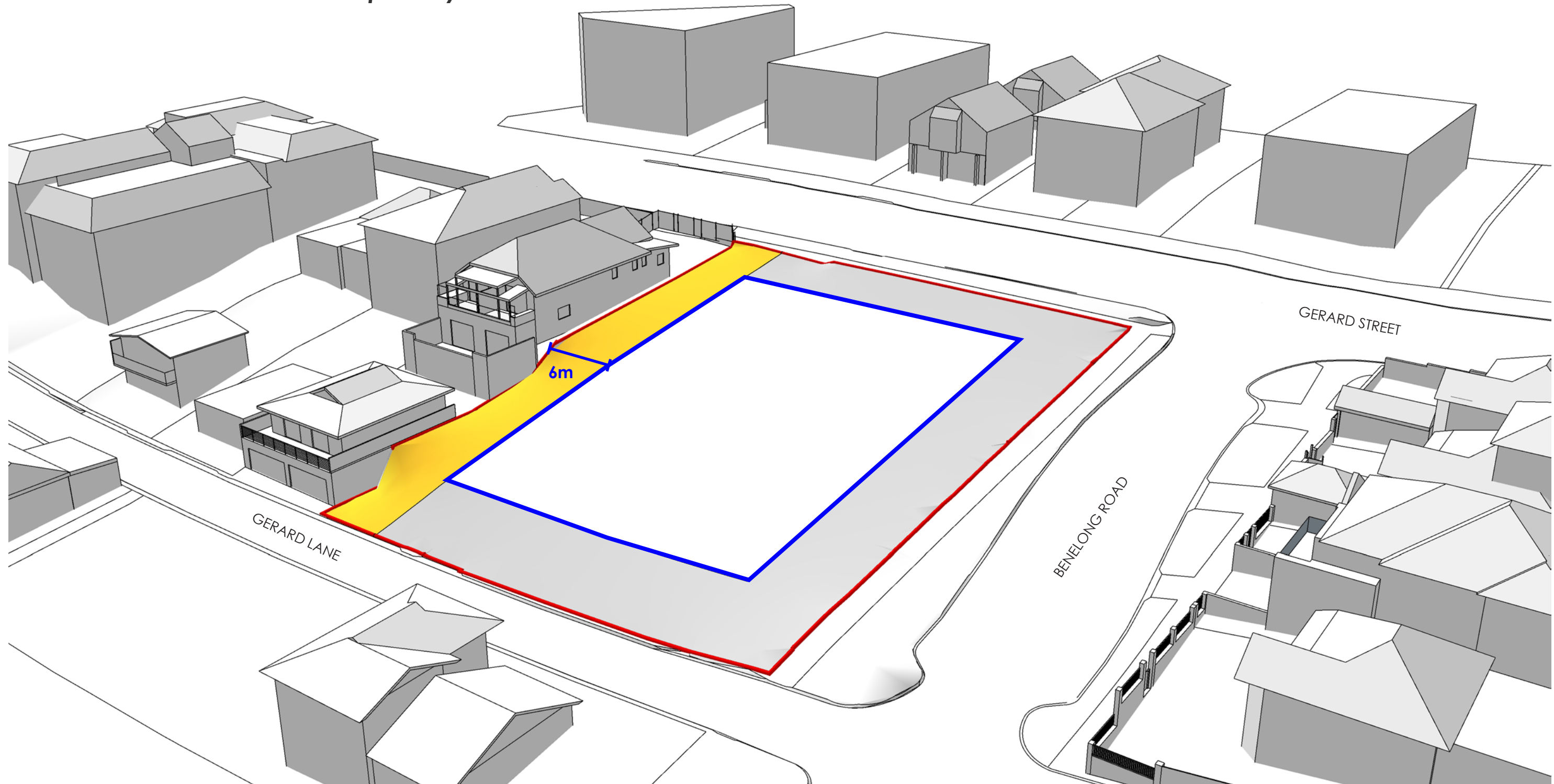
- DCP REQUIRED SETBACKS
- PROPOSED SETBACKS

**STREET SETBACK**  
URBAN DESIGN PRINCIPLES

**BONUS + ASSOCIATES**

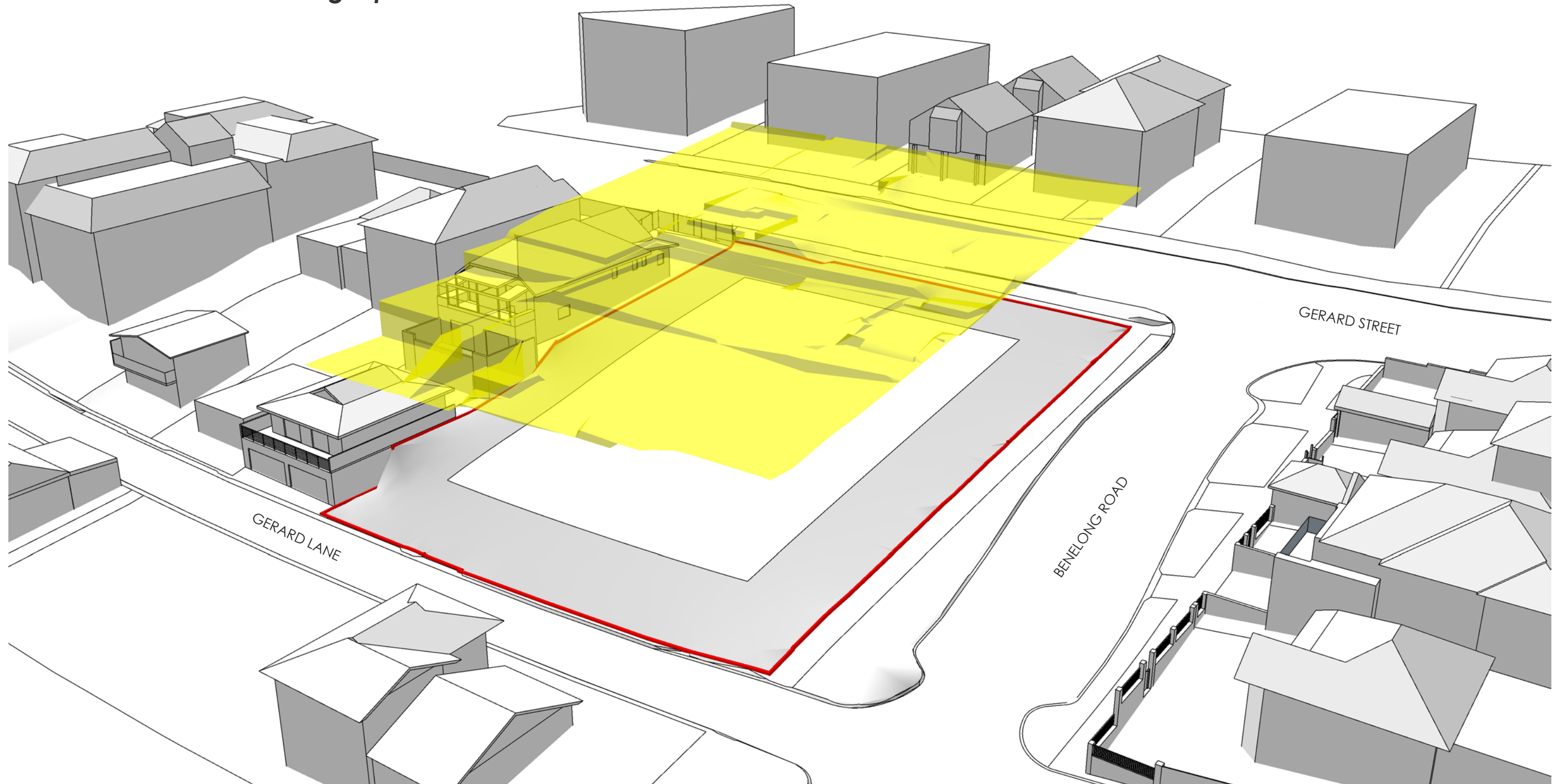


*“provide ADG and DCP compliant building separation  
from the neighbour to preserve amenity and ensure  
visual privacy.”*



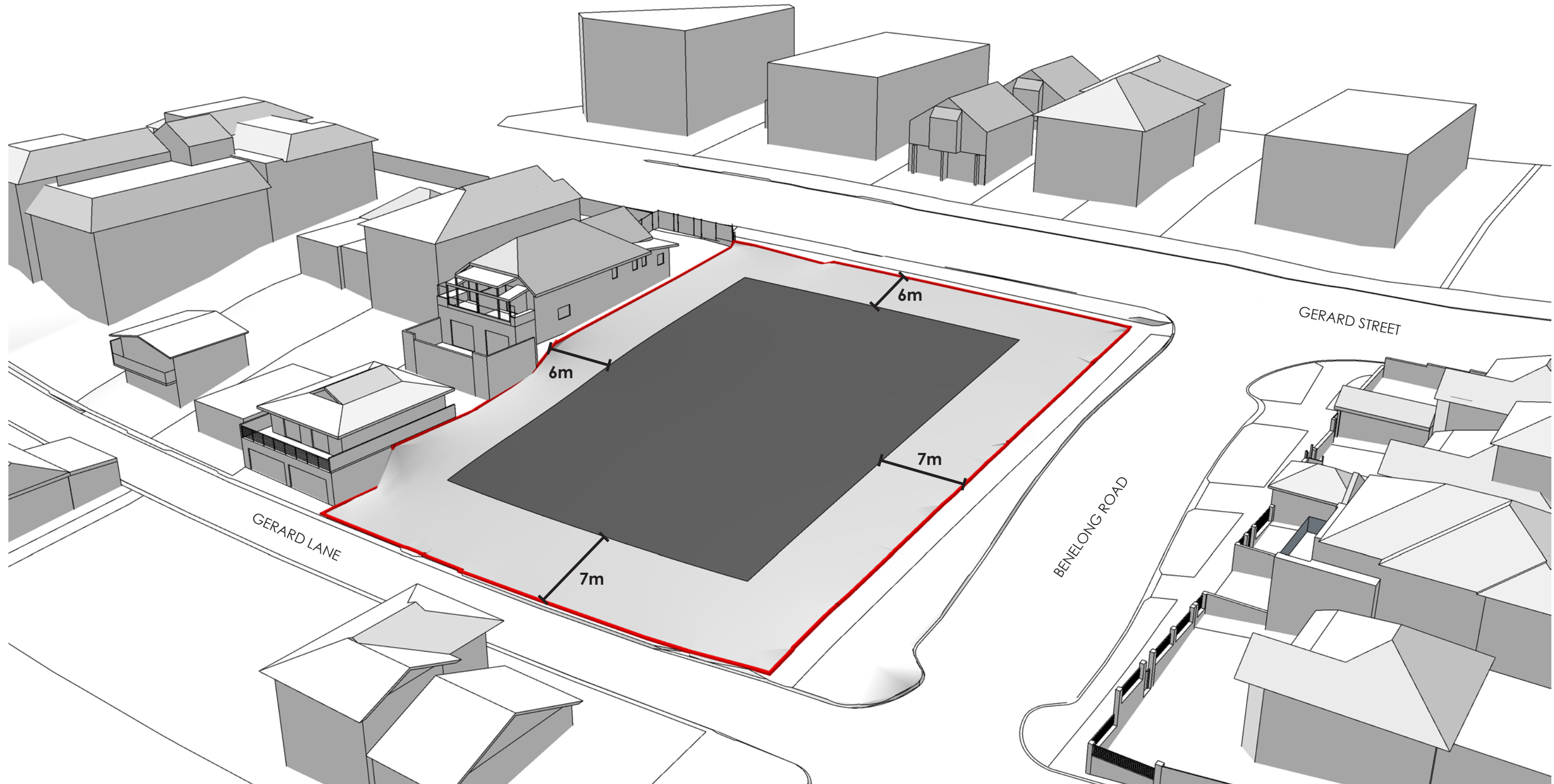


*“The site topography and existing stepped residential  
benching results in a stepped and sloping 12m building  
height plane.”*



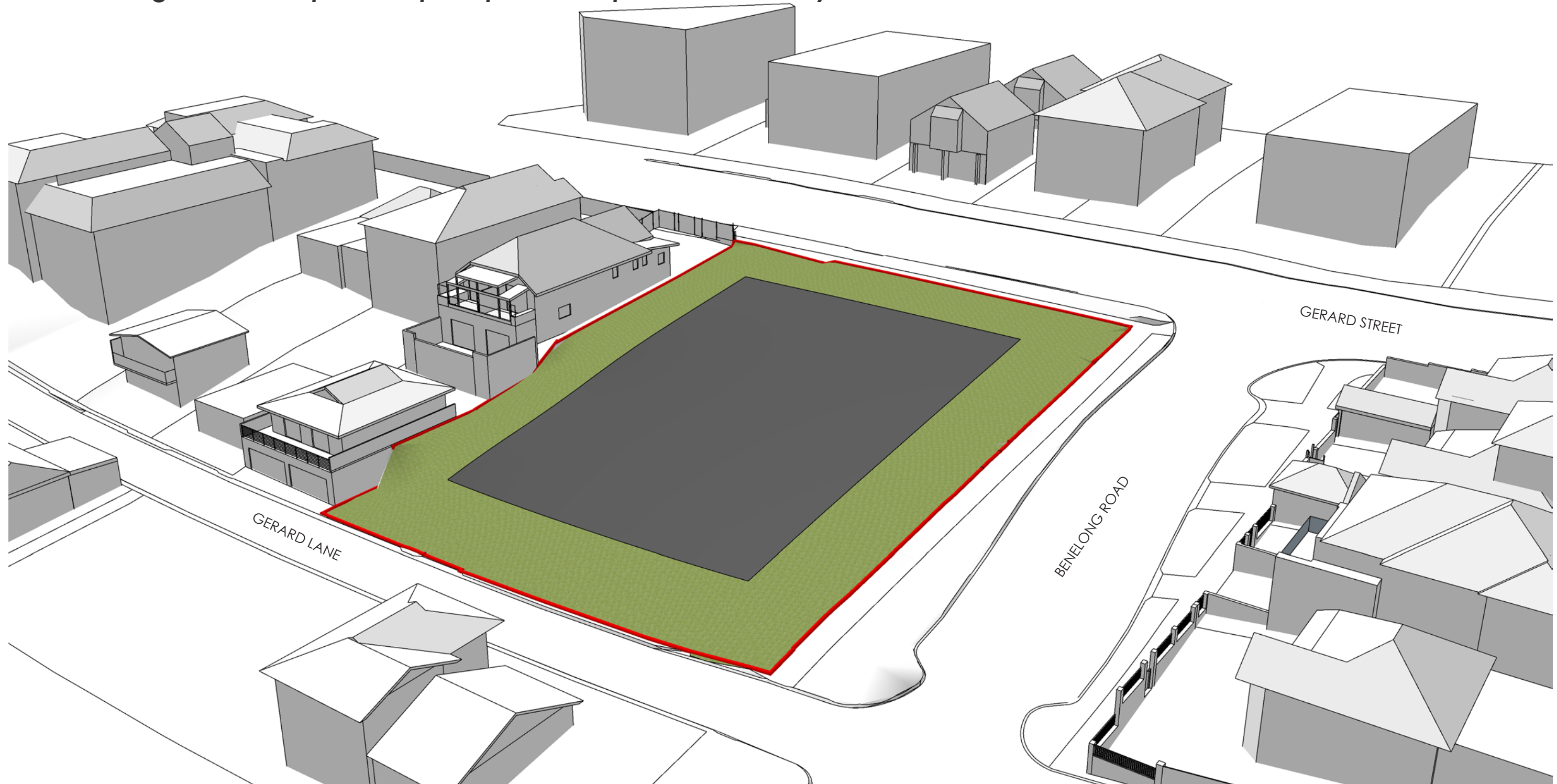


*“The building footprint is determined by a combination of appropriate street setbacks & building separation.”*



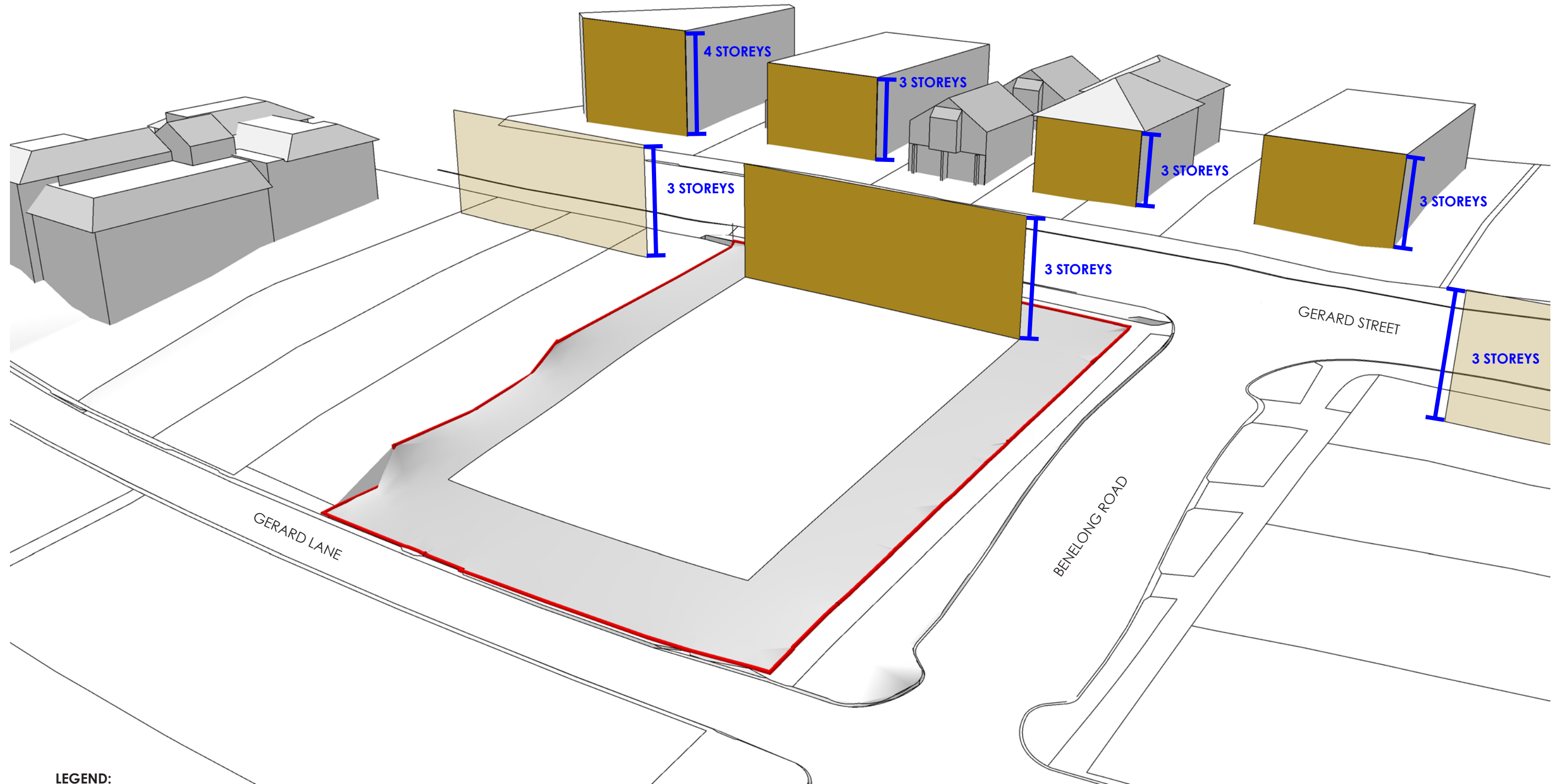


***“Provide landscaping to the perimeter of the site to accommodate canopy planting to enhance the residential landscaped setting of the precinct, and ground level private open space for apartment amenity”***





**“Maintain the predominately 3 storey street wall height  
established by existing residential flat buildings in  
Gerard Street.”**



**LEGEND:**  
■ PROPOSED CONTEXT  
■ FUTURE CONTEXT

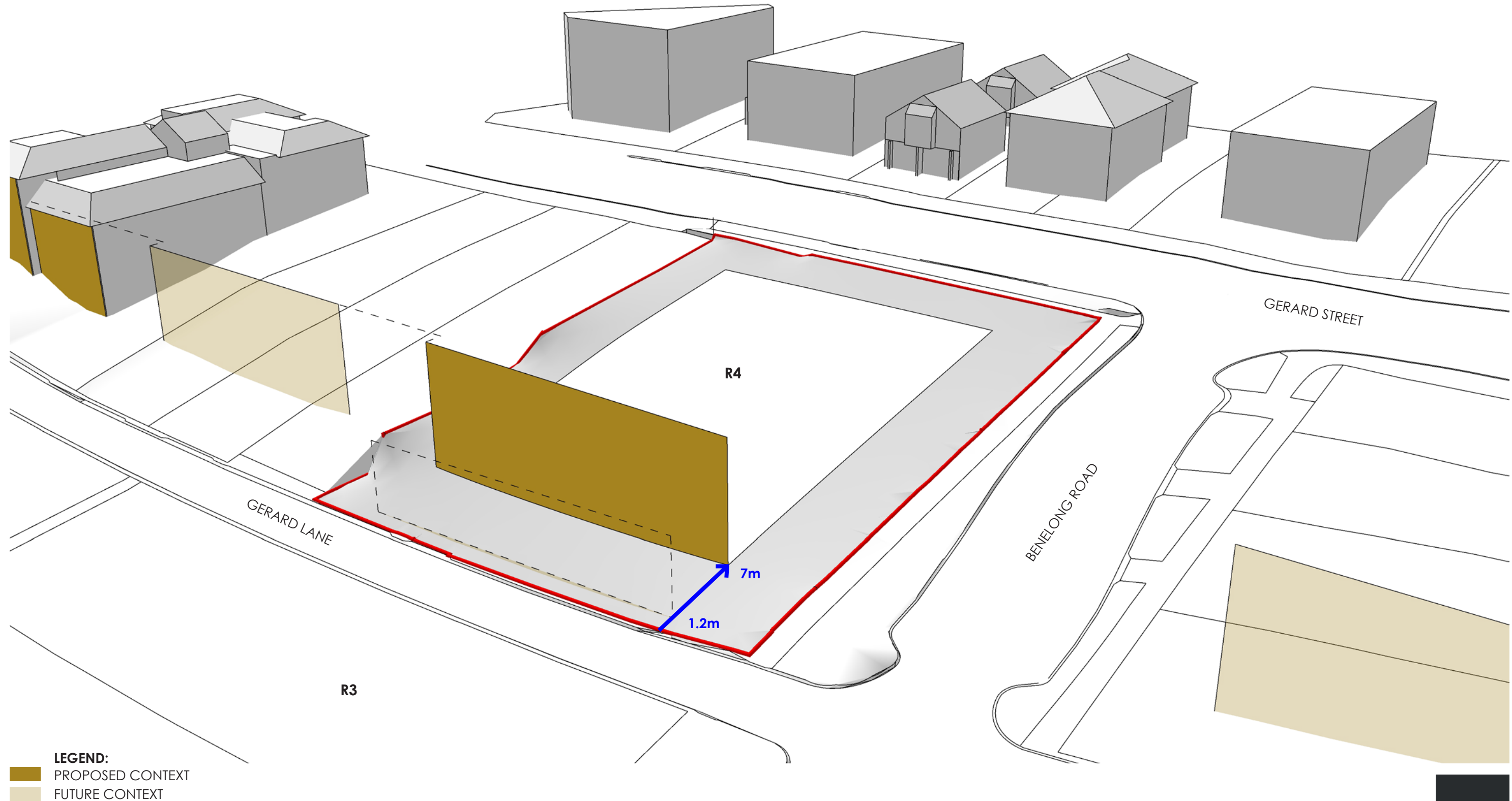
**STREETSCAPE**  
URBAN DESIGN PRINCIPLES

**BONUS + ASSOCIATES**



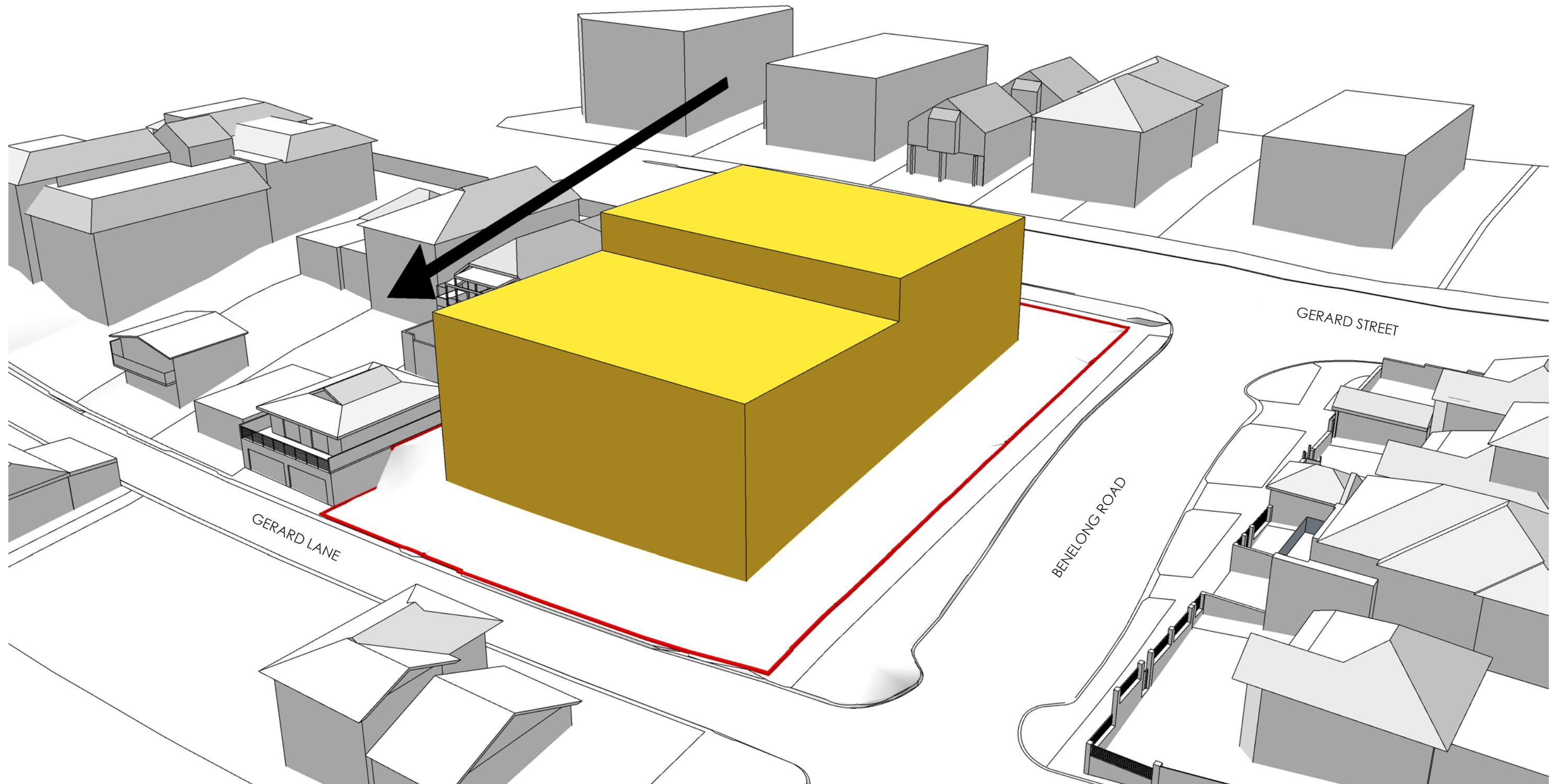


***“Increase the setback to Gerard Lane from 1.2m to 7.0m to provide an appropriate transition in scale from the R4 to the R3 zoned land north of the site.”***



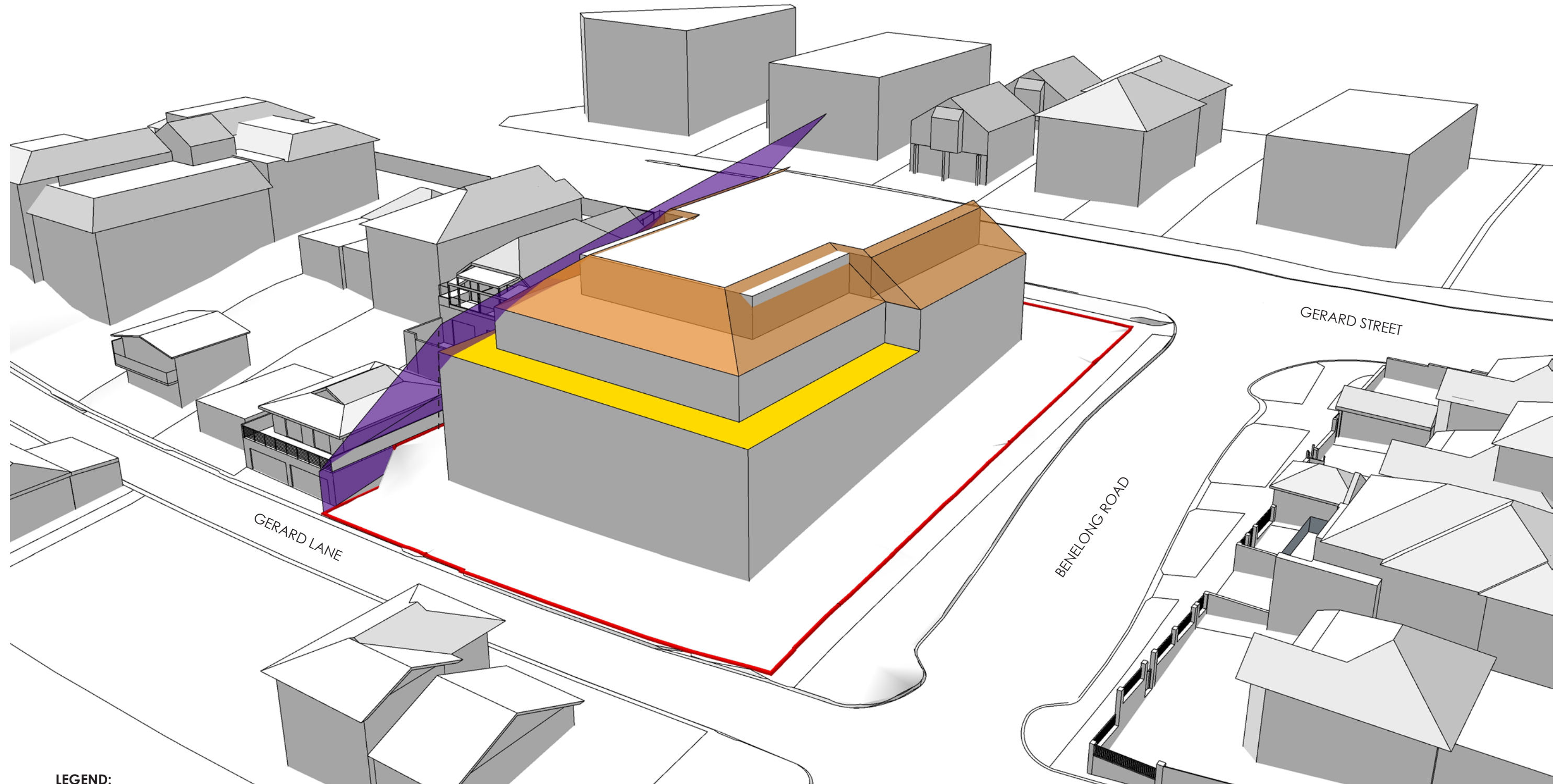


*“Step the building envelope down the site in response to the site topography and the existing benching.”*





*“Increase building setbacks with increasing building height to provide amenity to residents and neighbours and to reduce visual bulk”*



**LEGEND:**

- DCP TOP STOREY SETBACK CONTROL
- DCP SIDE SETBACK CONTROL
- ADDITIONAL SETBACK

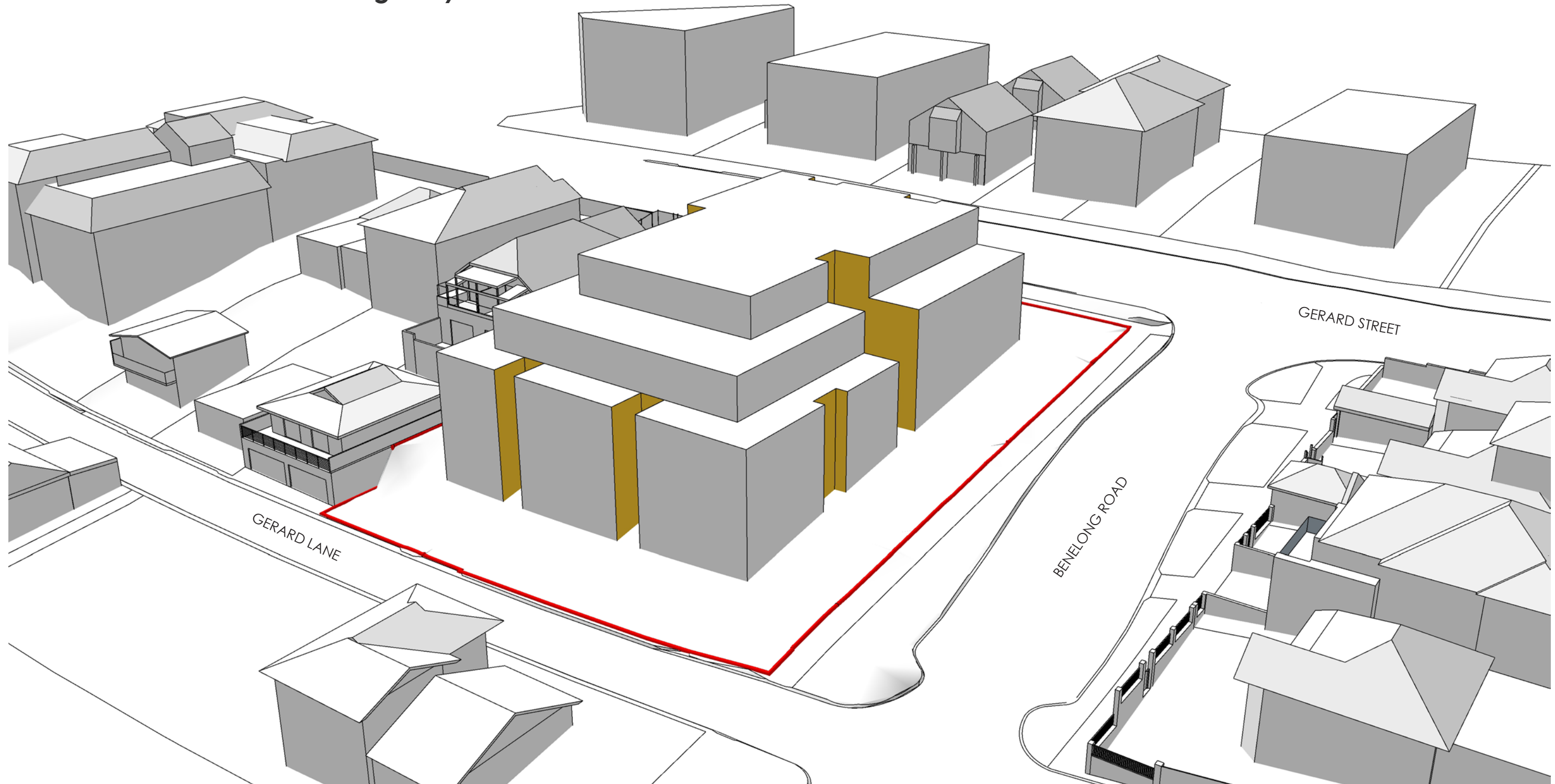
**SIDE SETBACK AND BUILDING HEIGHT CONTROL**  
URBAN DESIGN PRINCIPLES

**BONUS + ASSOCIATES**



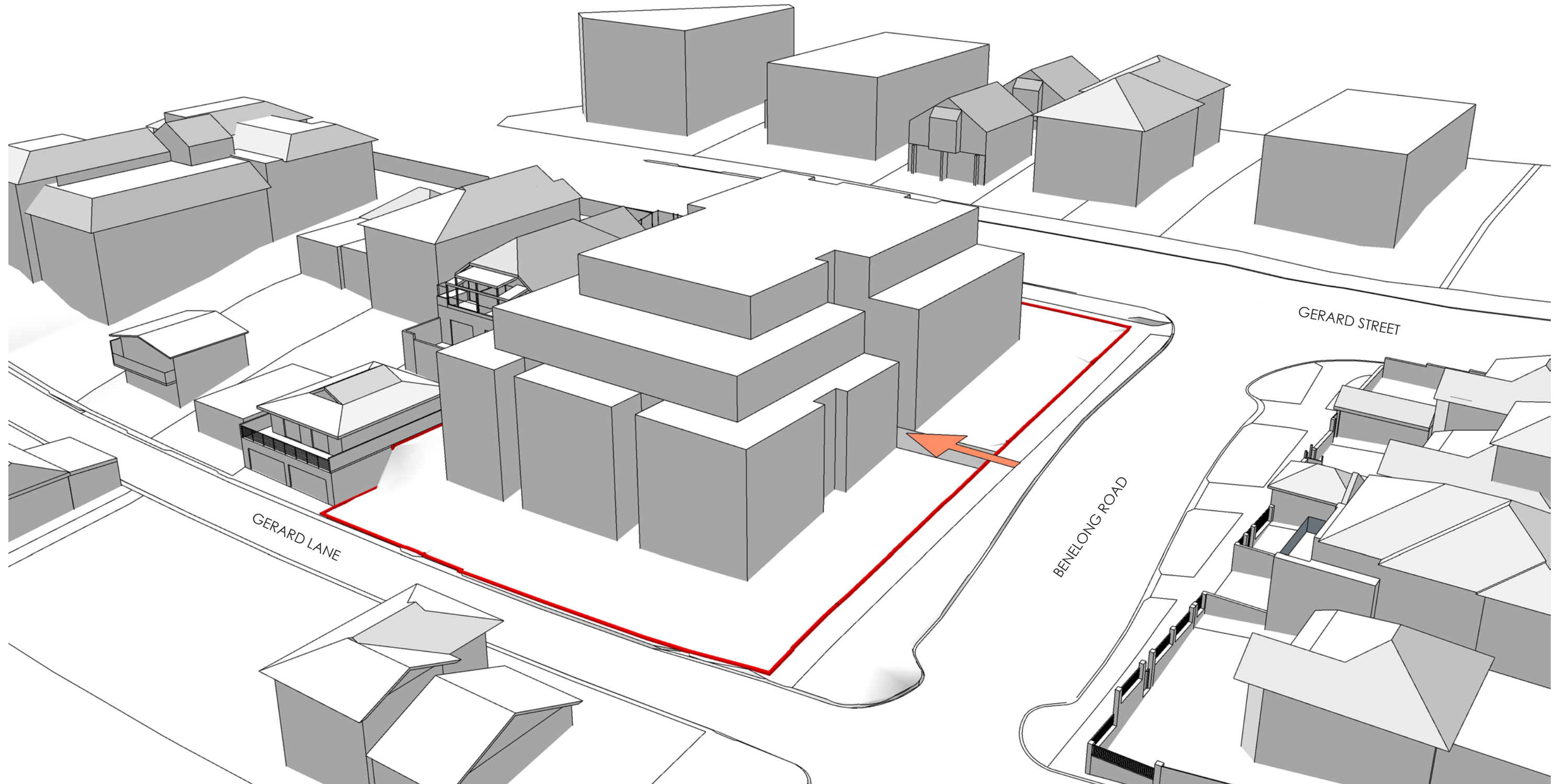


*“Vertically articulate the building envelope in response  
to the historic pattern of subdivision and to identify the  
building entry.”*



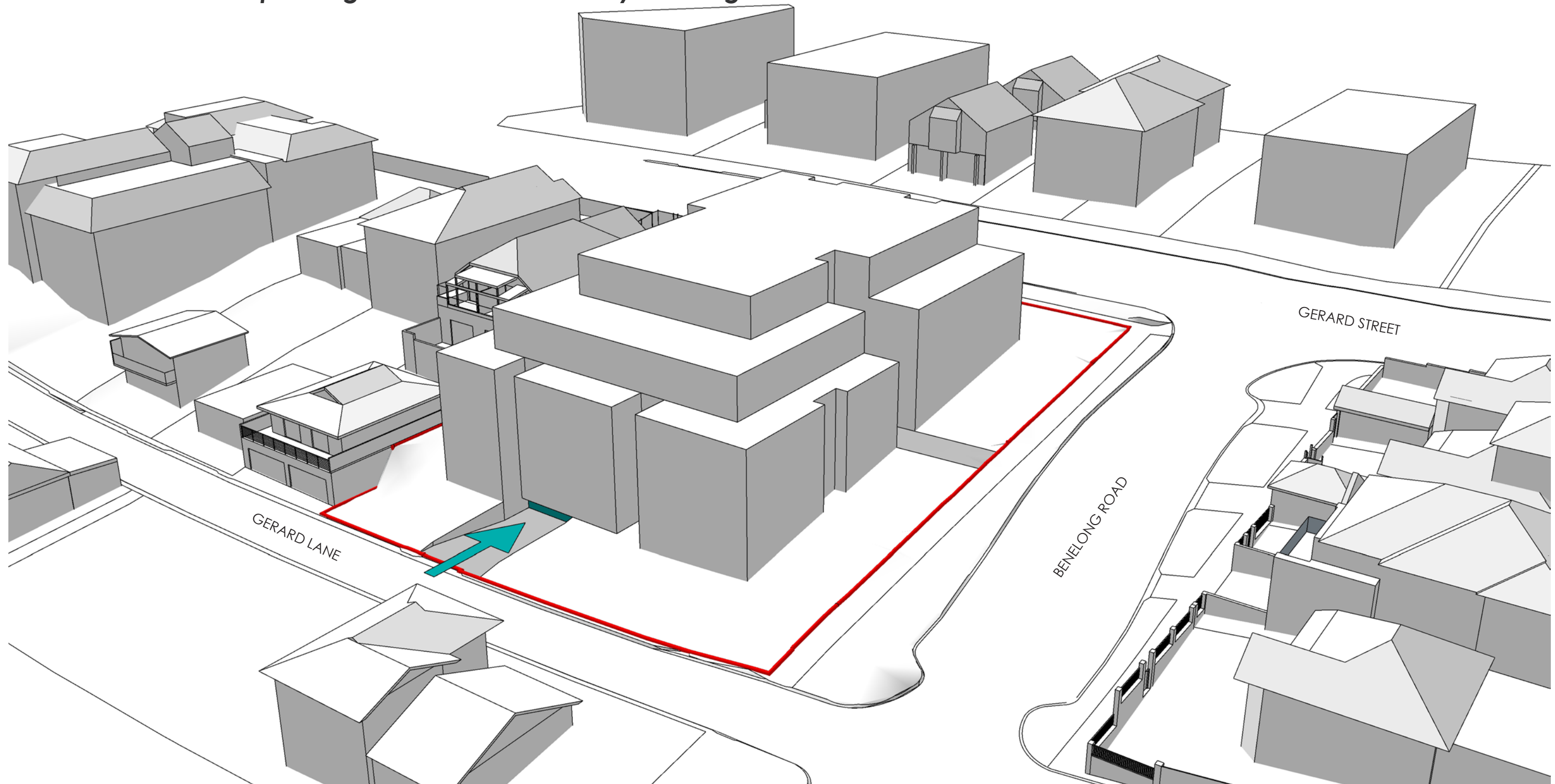


***“Provide pedestrian access via a primary street address  
from Benelong Road to reflect the existing pattern of  
subdivision.”***



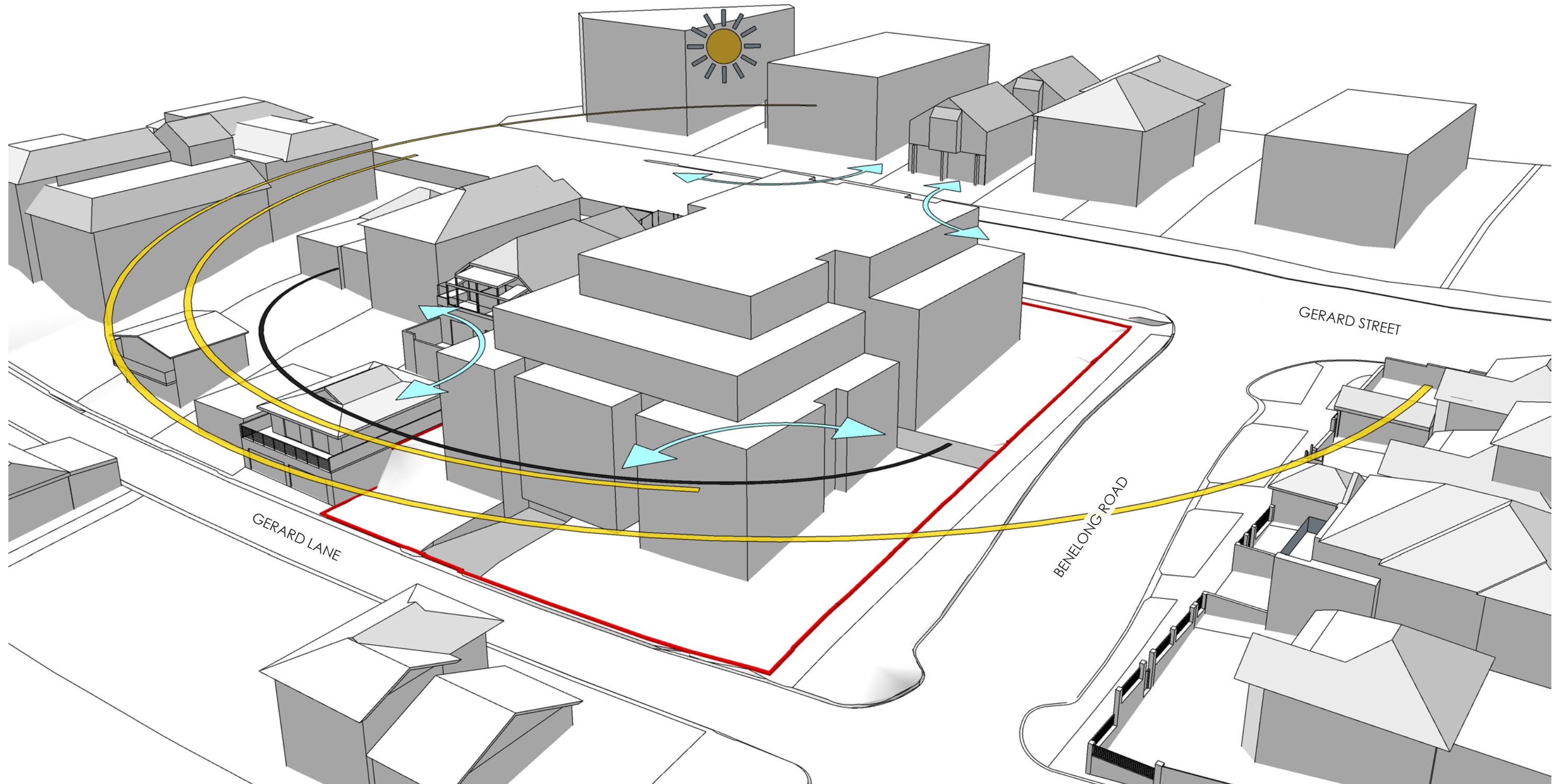


***“Provide vehicle access to basement level carparking via Gerard Lane to increase the opportunity for on-street carparking and street tree planting via reduced driveway crossings.”***



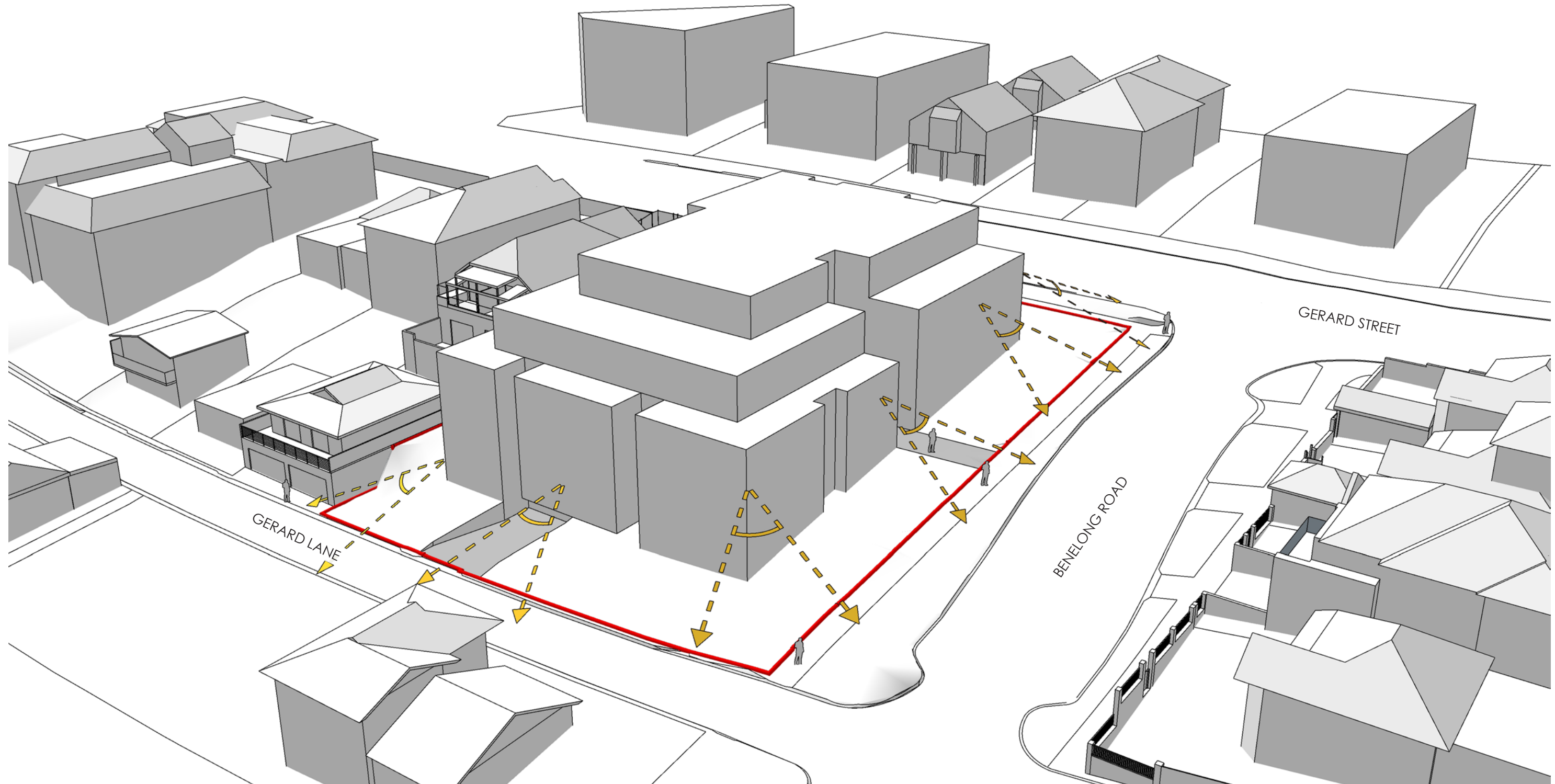


*“Make use of the northerly aspect enjoyed by the site to maximise access to sunlight, views and natural ventilation for residents.”*

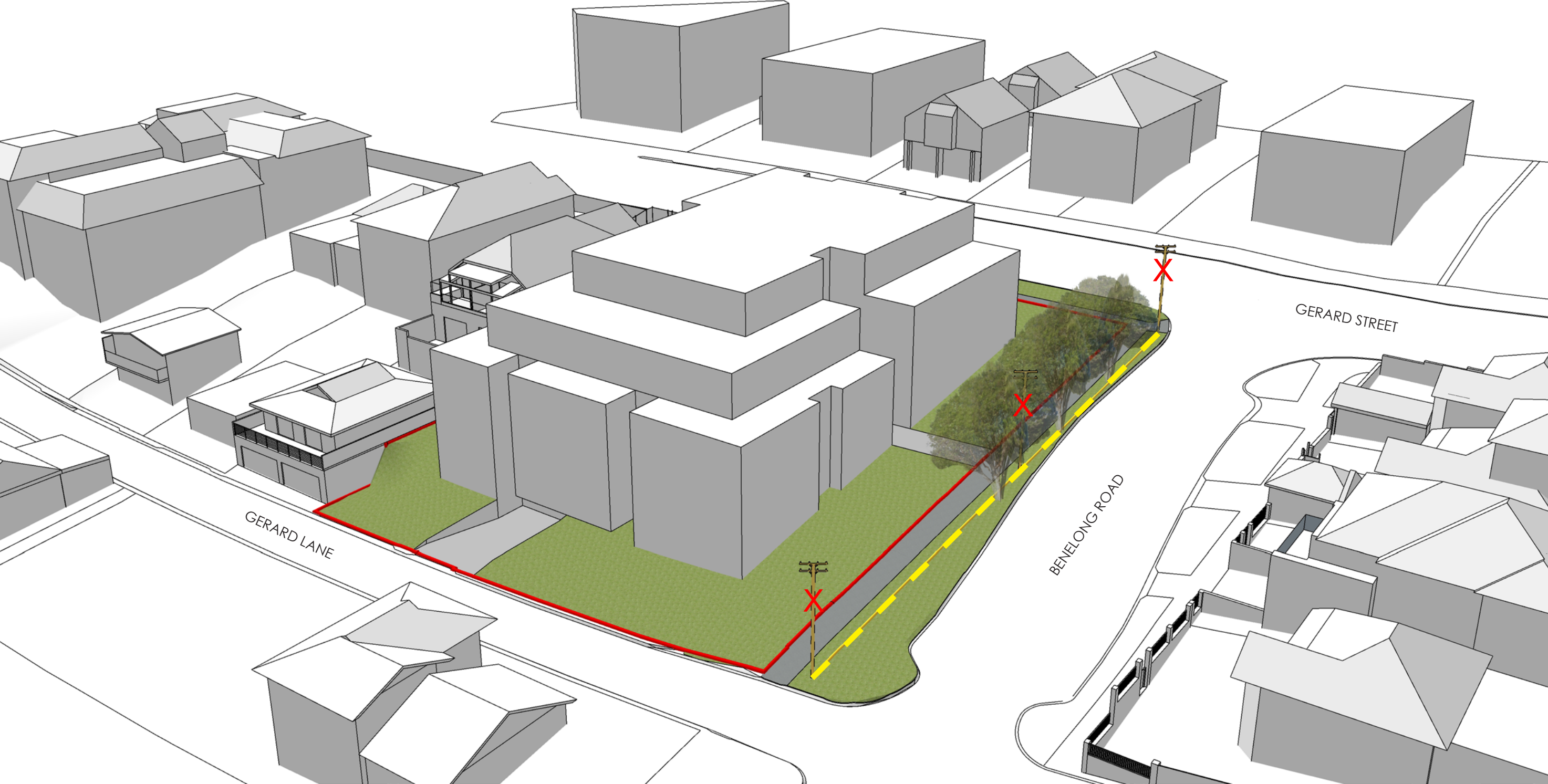




***“Optimise safety and security within the development and the adjoining public domain via passive surveillance of public and communal areas.”***



*“Provide public domain improvement including undergrounding of aerial power and telephone lines, removal of existing driveways and additional canopy street tree planting.”*





*“The site is located within a precinct undergoing transition from 1-2 storey free standing dwellings to residential flat buildings 3-5 storeys in height..”*



# DETAILED DESIGN

DETAILED DESIGN

**BONUS + ASSOCIATES**







**AERIAL VIEW LOOKING EAST**  
DETAILED DESIGN

**BONUS + ASSOCIATES**





# PROPOSAL AGAINST CONTROLS





1



2



3



4

LEP BUILDING HEIGHT CONTROL  
PROPOSAL AGAINST CONTROLS

BONUS + ASSOCIATES







1



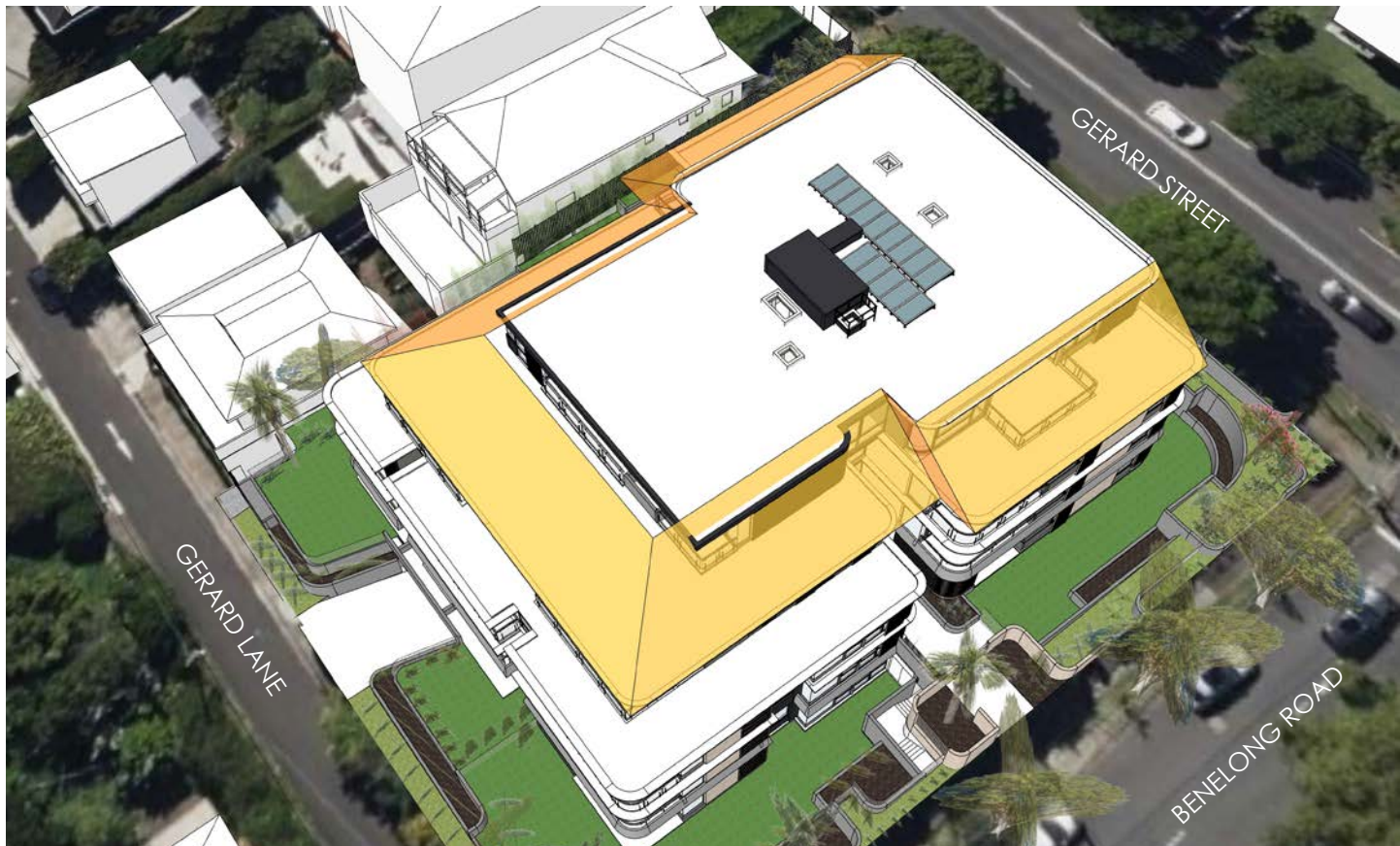
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**DCP SIDE SETBACK CONTROL**  
**PROPOSAL AGAINST CONTROLS**

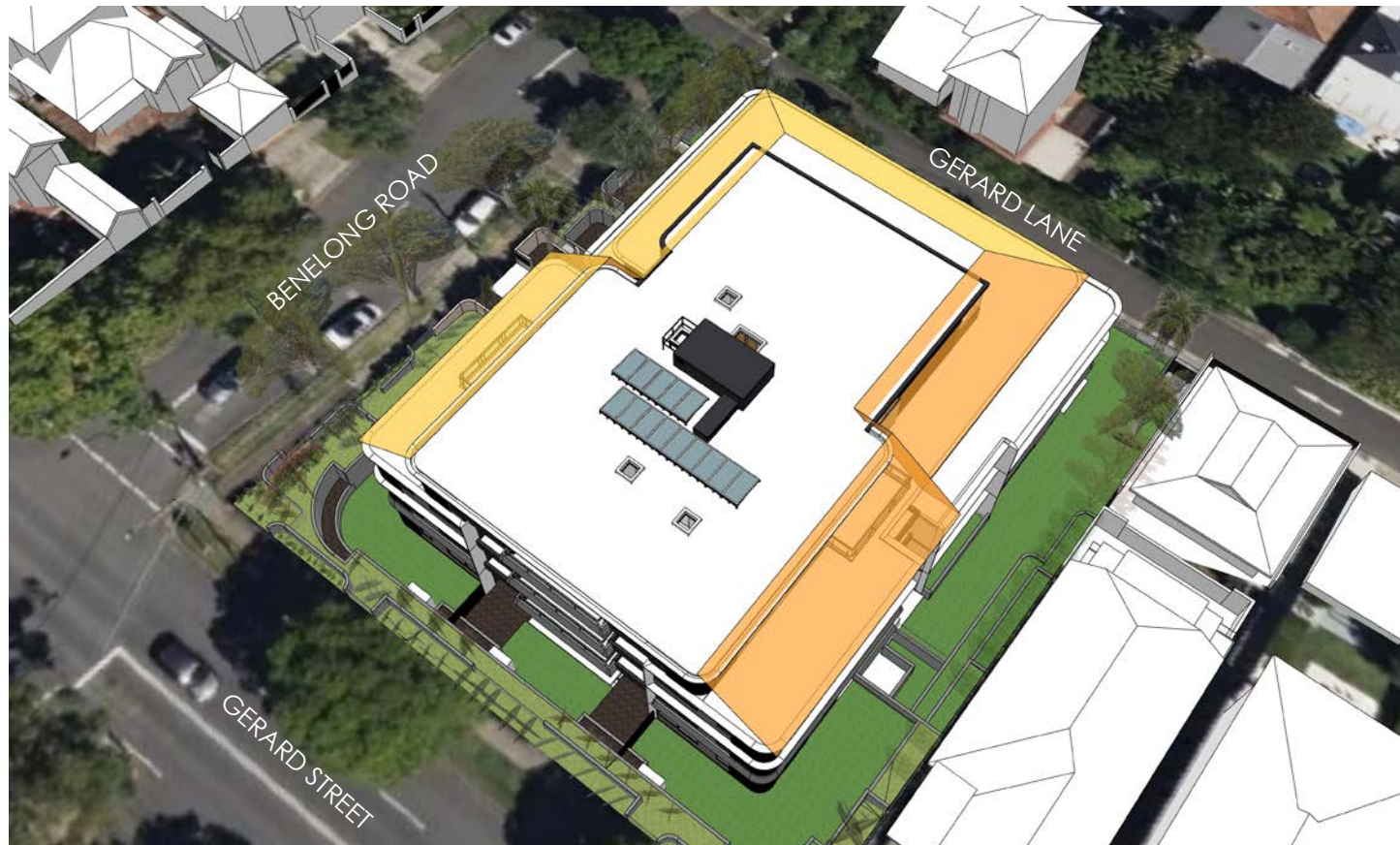
**BONUS + ASSOCIATES**



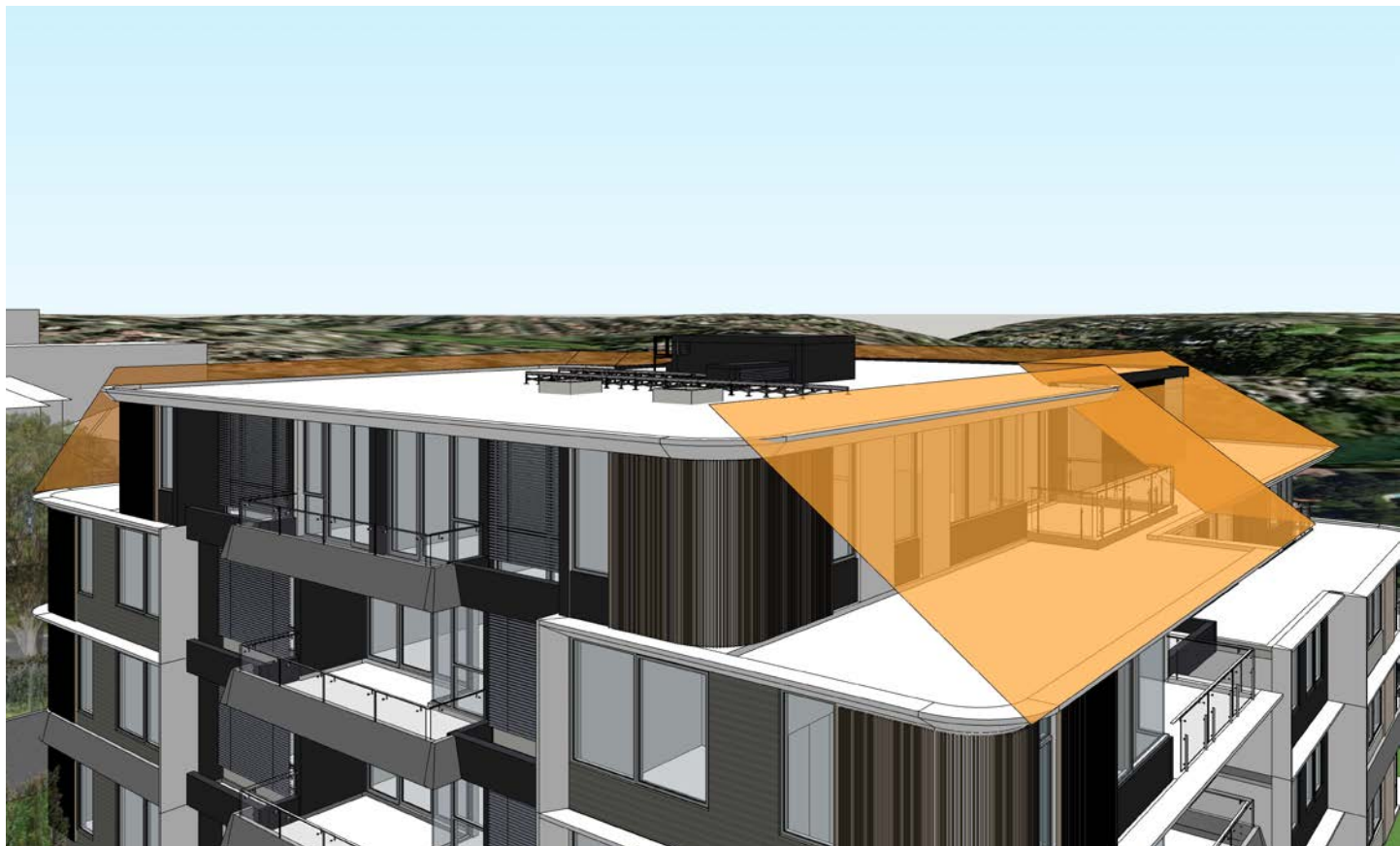




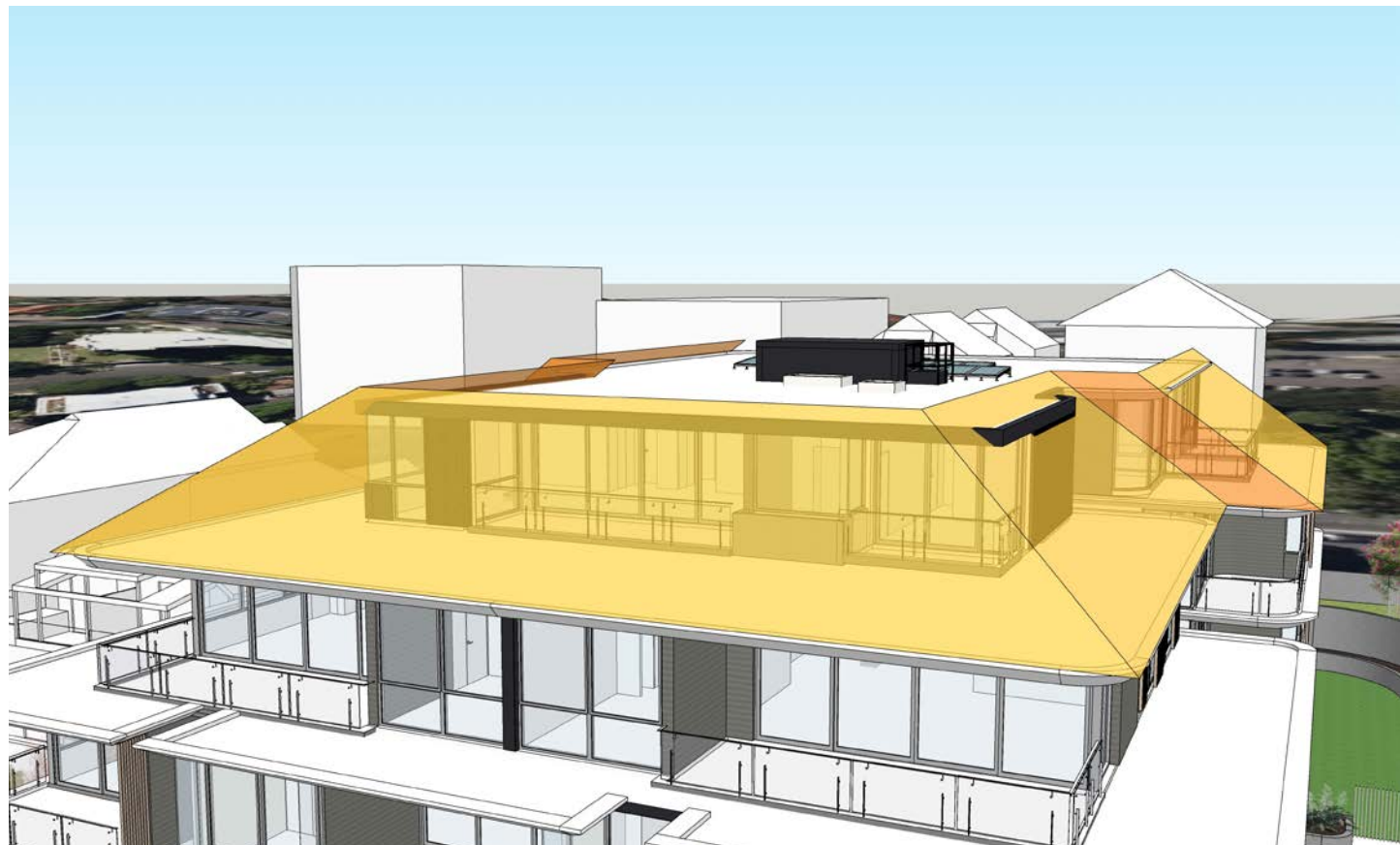
1



2



3



4

DCP TOP STOREY SETBACK CONTROL  
PROPOSAL AGAINST CONTROLS

BONUS + ASSOCIATES





# STREETSCAPE PERSPECTIVES





PROPOSED - AERIAL VIEW LOOKING NORTH  
STREETSCAPE PERSPECTIVES





**FUTURE CONTEXT - AERIAL VIEW LOOKING NORTH**  
STREETSCAPE PERSPECTIVES





PROPOSED - AERIAL VIEW LOOKING EAST  
STREETSCAPE PERSPECTIVES

BONUS + ASSOCIATES

B+A





**FUTURE CONTEXT - AERIAL VIEW LOOKING EAST**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**

**B+A**





**PROPOSED - AERIAL VIEW LOOKING SOUTH**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**





**FUTURE CONTEXT - AERIAL VIEW LOOKING SOUTH**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**

**B+A**





**PROPOSED - AERIAL VIEW LOOKING WEST**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**

**B+A**





**FUTURE CONTEXT - AERIAL VIEW LOOKING WEST**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**

**B+A**





**FUTURE CONTEXT - VIEW FROM GERARD STREET LOOKING WEST**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**

**B+A**





**FUTURE CONTEXT - VIEW FROM GERARD STREET LOOKING WEST**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**







**FUTURE CONTEXT - VIEW FROM GERARD STREET LOOKING WEST**  
STREETSCAPE PERSPECTIVES

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**B+A**





**FUTURE CONTEXT - VIEW FROM GERARD STREET LOOKING WEST**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**

**B+A**





**PROPOSED - VIEW FROM GERARD STREET LOOKING NORTH**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**







GERARD STREET

**FUTURE CONTEXT - VIEW FROM GERARD STREET LOOKING NORTH**  
STREETScape PERsPecTIVES

**BONUS + ASSOCIATES**







**PROPOSED - VIEW FROM GERARD STREET LOOKING NORTH**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**







**FUTURE CONTEXT - VIEW FROM GERARD STREET LOOKING NORTH**  
STREETSCAPE PERSPECTIVES





**PROPOSED - VIEW FROM GERARD STREET AND BENELONG ROAD INTERSECTION LOOKING NORTH WEST**  
STREETSCAPE PERSPECTIVES

**BONUS + ASSOCIATES**







**FUTURE CONTEXT - VIEW FROM GERARD STREET AND BENELONG ROAD INTERSECTION LOOKING NORTH WEST**  
STREETSCAPE PERSPECTIVES



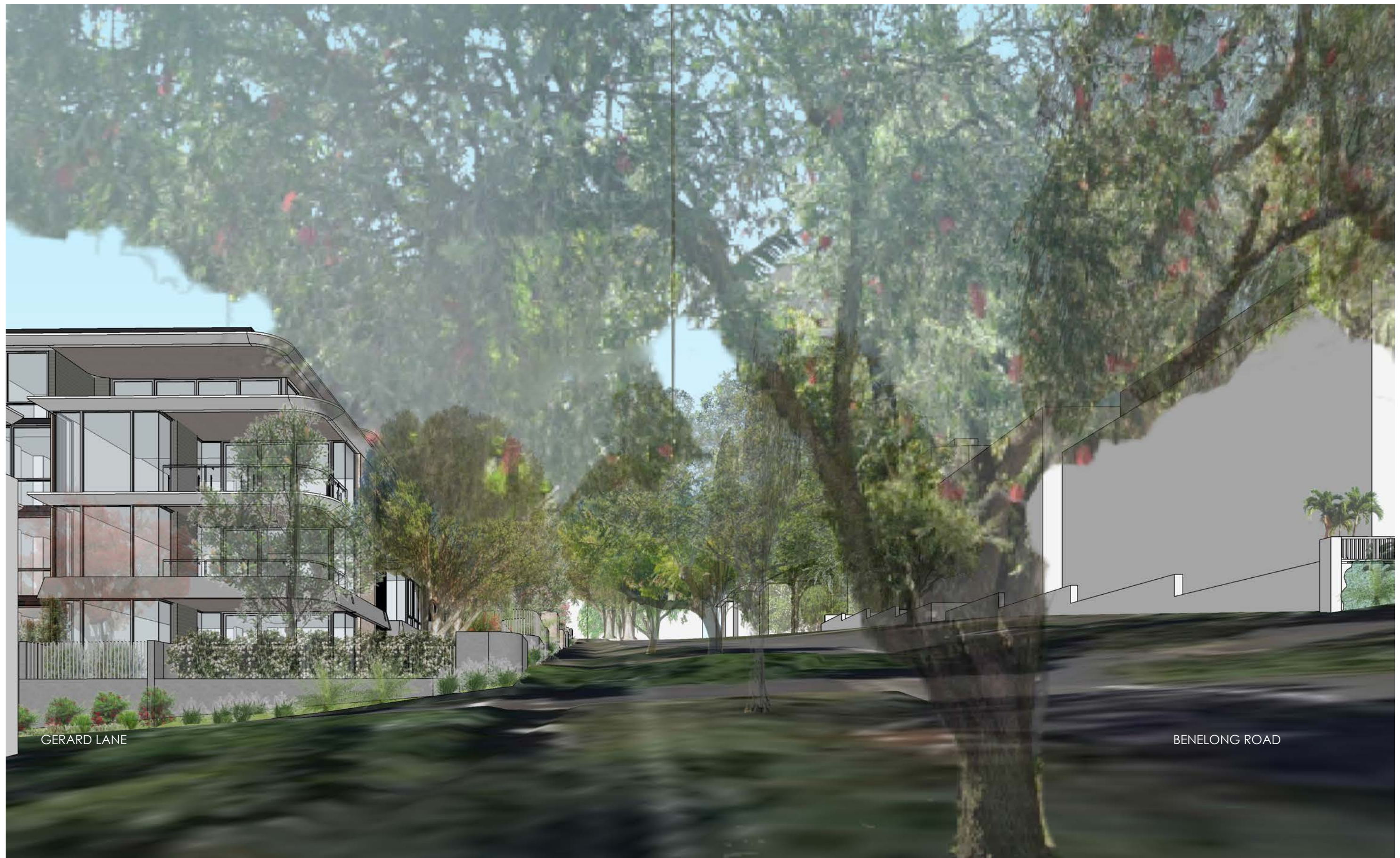


PROPOSED - VIEW FROM BENELONG ROAD AND GERARD LANE INTERSECTION LOOKING SOUTH EAST  
STREETSCAPE PERSPECTIVES

BONUS + ASSOCIATES

B+A





**FUTURE CONTEXT - VIEW FROM BENELONG ROAD AND GERARD LANE INTERSECTION LOOKING SOUTH EAST**  
STREETSCAPE PERSPECTIVES





PROPOSED - VIEW FROM BENELONG ROAD LOOKING SOUTH EAST  
STREETSCAPE PERSPECTIVES

BONUS + ASSOCIATES







**FUTURE CONTEXT - VIEW FROM BENELONG ROAD LOOKING SOUTH EAST**  
STREETSCAPE PERSPECTIVES





PROPOSED - VIEW FROM GERARD LANE LOOKING NORTH EAST  
STREETSCAPE PERSPECTIVES

BONUS + ASSOCIATES







**FUTURE CONTEXT - VIEW FROM GERARD LANE LOOKING NORTH EAST**  
STREETSCAPE PERSPECTIVES





**PROPOSED - VIEW FROM GERARD LANE LOOKING SOUTH WEST**  
STREETSCAPE PERSPECTIVES





**FUTURE CONTEXT - VIEW FROM GERARD LANE LOOKING SOUTH WEST**  
STREETSCAPE PERSPECTIVES





PROPOSED - VIEW FROM GERARD LANE LOOKING SOUTH WEST  
STREETSCAPE PERSPECTIVES

BONUS + ASSOCIATES

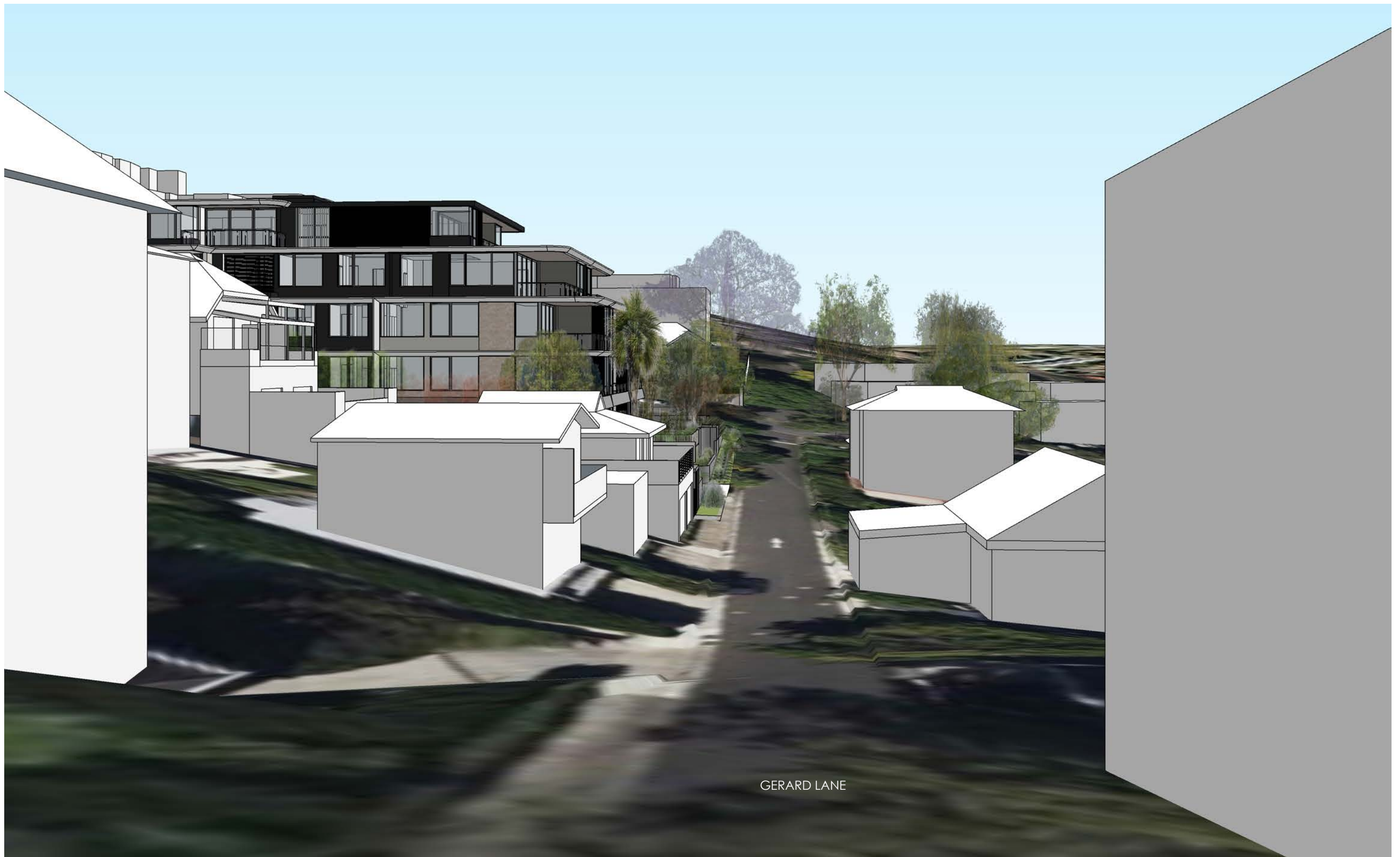






**FUTURE CONTEXT - VIEW FROM GERARD LANE LOOKING SOUTH WEST**  
STREETSCAPE PERSPECTIVES





PROPOSED - VIEW FROM GERARD LANE LOOKING SOUTH WEST  
STREETSCAPE PERSPECTIVES

BONUS + ASSOCIATES

B+A





**FUTURE CONTEXT - VIEW FROM GERARD LANE LOOKING SOUTH WEST**  
STREETSCAPE PERSPECTIVES