



DEVELOPMENT APPLICATION

PROPOSED APARTMENT DEVELOPMENT
118-124 BENELONG RD & 72 GERARD ST • CREMORNE • NSW
CLIENT : HELM PTY LIMITED



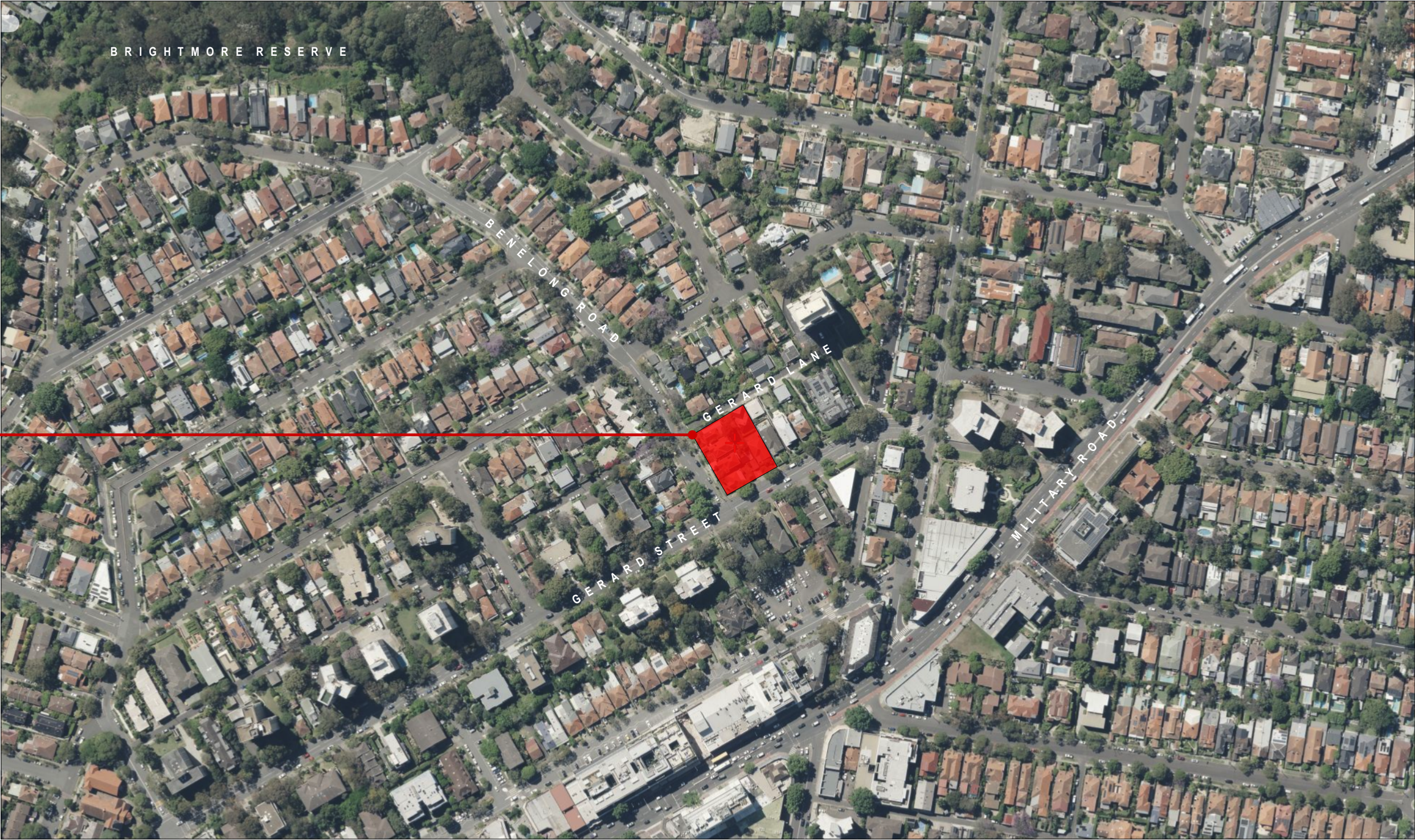
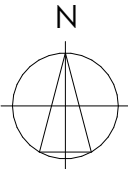
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DRAWING SCHEDULE

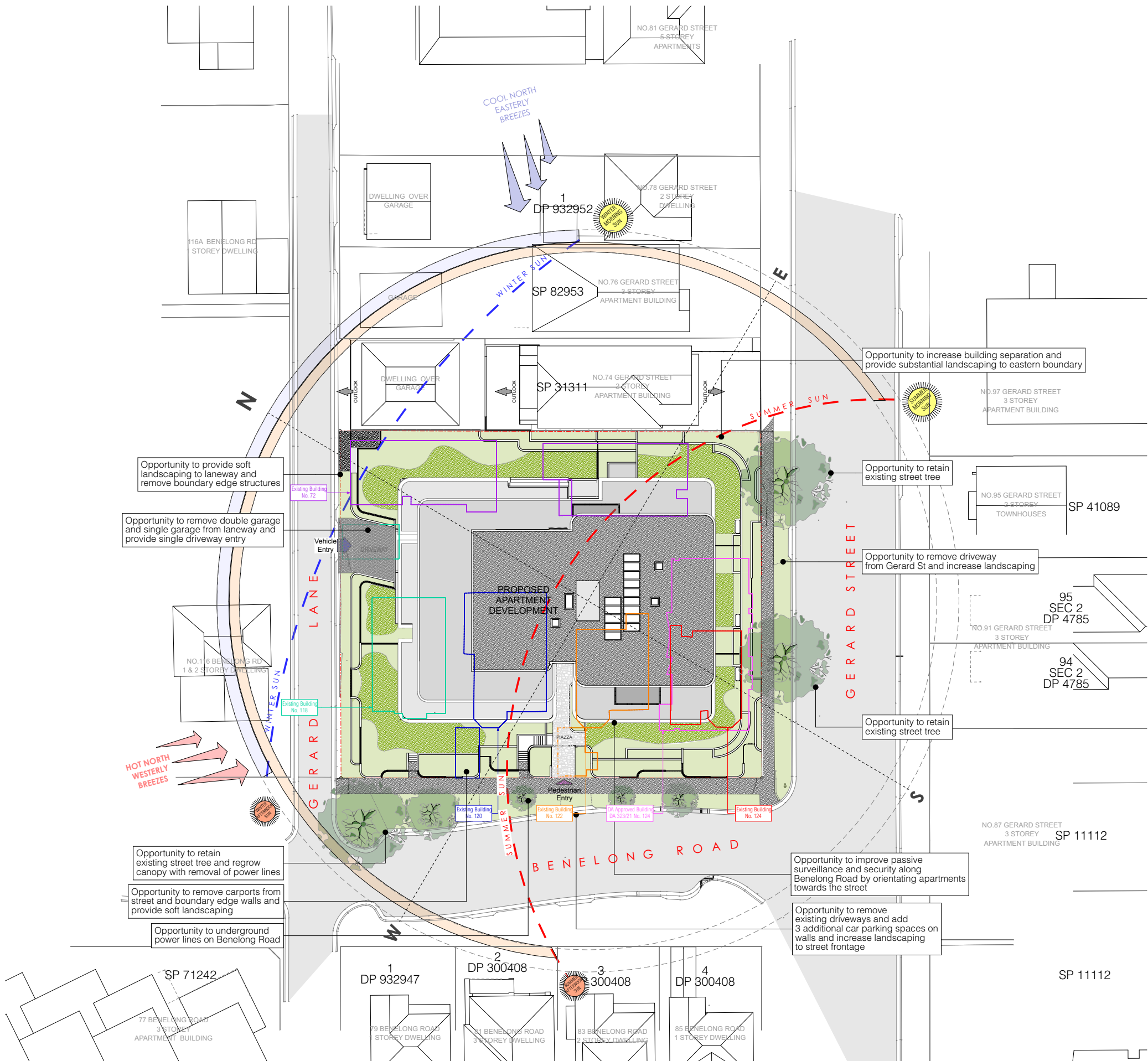
DA.01	LOCALITY PALN	DA.07	GERARD STREET	DA.13	ROOF LEVEL	DA.19	NORTH ELEVATION	DA.25	3D BUILDING HEIGHT PLANE 1	DA.31	EXISTING SITE COVER, LANDSCAPE CALC	DA.37	APARTMENT STORAGE 2	DA.43	SUN STUDY (EXIST EQUINOX)
DA.02	SITE PLAN ANALYSIS	DA.08	LOWER GROUND LEVEL	DA.14	BASEMENT LEVEL 1	DA.20	EAST ELEVATION	DA.26	3D BUILDING HEIGHT PLANE 2	DA.32	AREA SCHEDULE	DA.38	MATERIAL & FINISHES	DA.44	SUN STUDY (PROP EQUINOX)
DA.03	SITE AND TOPOGRAPHY	DA.09	GROUND LEVEL	DA.15	BASEMENT LEVEL 2	DA.21	SECTION A	DA.27	DRIVEWAY ENTRY DETAILS	DA.33	PRIVATE OPEN SPACE	DA.39	ADAPTABLE APTS 1	DA.45	SUN STUDY (EXIST WINTER)
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DA.05	EASTERN BOUNDARY	DA.11	LEVEL 2	DA.17	SOUTH ELEVATION	DA.23	SECTION C	DA.29	PERSPECTIVE 2	DA.35	SOLAR ACCESS	DA.41	SUN STUDY (EXIST SUMMER)	DA.47	SUN STUDY 74 GERARD STREET
DA.06	GERARD LANE	DA.12	LEVEL 3	DA.18	WEST ELEVATION	DA.24	BUILDING HEIGHT PLAN	DA.30	LANDSCAPE SITE COVER CALC	DA.36	APARTMENT STORAGE 1	DA.42	SUN STUDY (PROP SUMMER)		

SUBJECT SITE
118-124 BENELONG RD
& 72 GERARD ST



DRAWING	DATE	ISSUE	AMENDMENTS
Locality Plan	JOB No.	DWG. No.	Rev.
	NL2433	DA.01	A

REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Site Plan Analysis				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

03.02.25	A	Development Application Issue		
DATE	ISSUE	AMENDMENTS		
JOB No.	DWG. No.	Rev.		
NL2433	DA.02	A		



No 72 GERARD ST DRIVEWAY VIEWED FROM GERARD LANE



No 118 BENELONG RD DRIVEWAY VIEWED FROM GERARD LANE



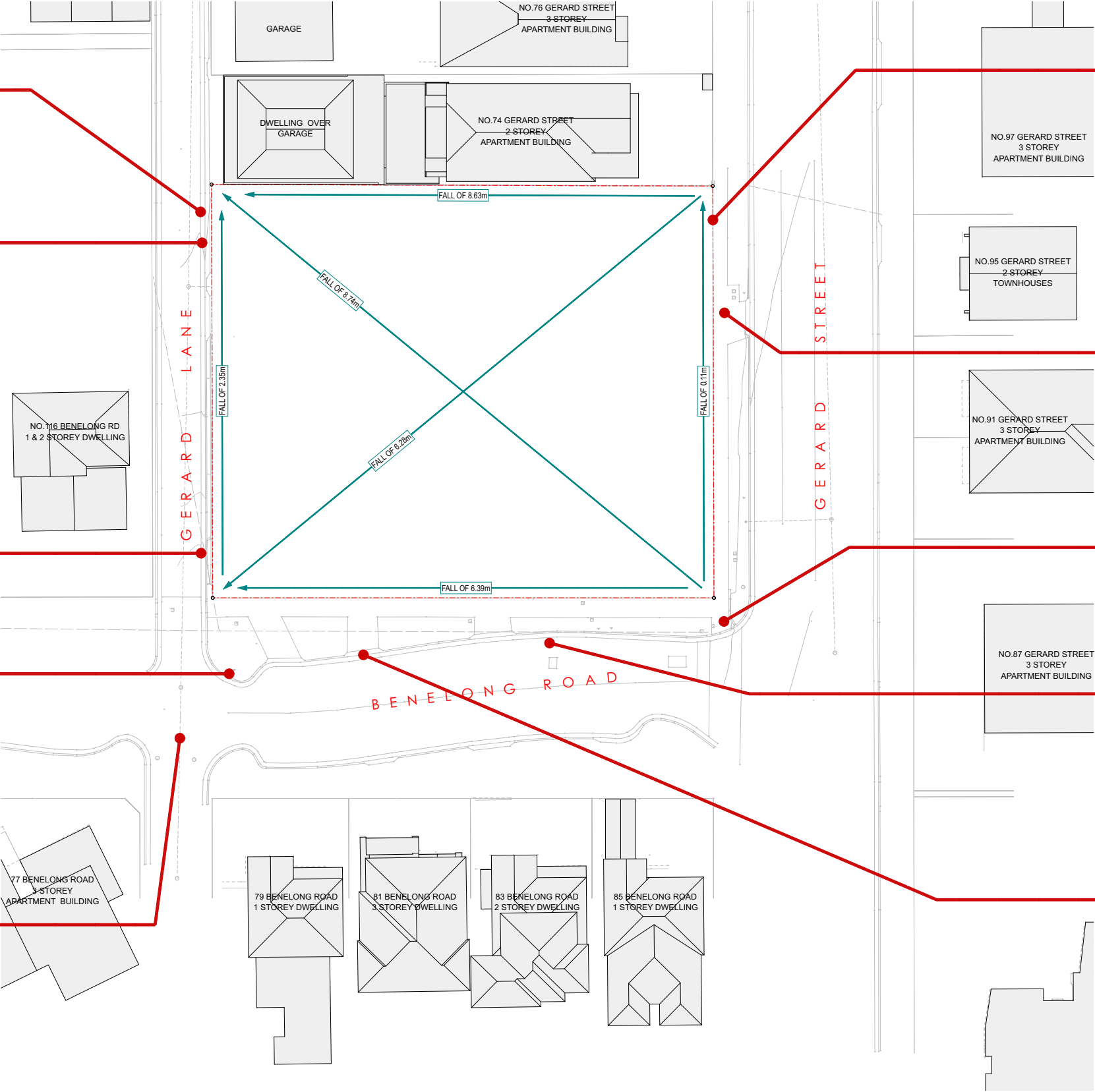
No. 118 BENELONG RD RETAINING WALL ON GERARD LANE



STREET TREE AND POWER POLE TO CORNER OF BENELONG RD & GERARD LANE



CORNER OF BENELONG RD & GERARD LANE



No 72 GERARD ST FRONTAGE



No 124 BENELONG RD DRIVEWAY VIEWED FROM GERARD ST



TRAFFIC LIGHTS ON THE CORNER OF BENELONG RD & GERARD ST



No 122 & 124 BENELONG RD FRONTAGE



No 120 & 122 BENELONG RD FRONTAGE

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DRIVEWAYS

There are currently three existing driveways accessing the site from Benelong Road, serving Nos. 118, 120, and 122 Benelong Road. These three driveways will be replaced by a single double-width driveway on Gerard Lane, providing access to the basement car park. Removing the existing driveways will create approximately 10.3 m of additional green space on the Council verge and increase on-street parking availability for local residents.



DRIVEWAYS ON GERARD LANE

LANDSCAPING

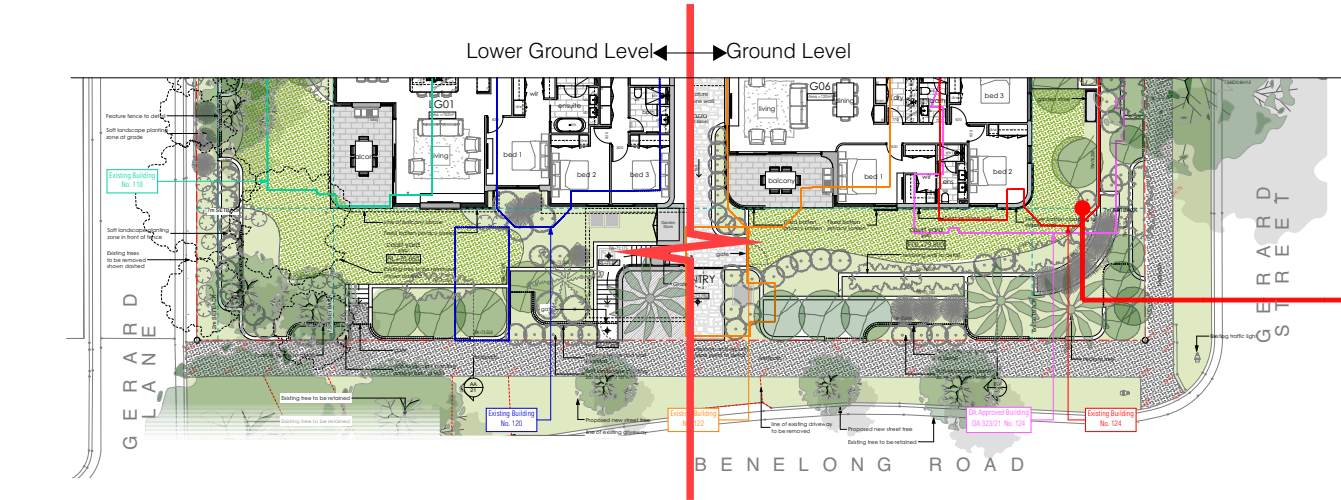
The proposed landscaping plan provides for 33 new canopy trees, as well as 2 new street trees. There are also over 800 shrubs, grasses and ground covers proposed. This will significantly enhance canopy cover and biodiversity of the site. The proposal provides 45.8% of the site as deep soil landscaping, 5.8% over the DCP requirement.

UNDER GROUNDING OF POWER LINES

There is an opportunity to underground the existing overhead power lines in front of the site, significantly enhancing the streetscape and allowing the crowns of the existing street trees to flourish.



CORNER OF GERARD LANE AND BENELONG ROAD



BENELONG ROAD THROUGH TO GERARD STREET

TOPOGRAPHY & HEIGHT CONTROL

The Benelong Road site boundary measures 50.285 m in length, sloping from a high point of RL+76.720 at the corner of Benelong Road and Gerard Street to a low point of RL+70.330 at the corner of Benelong Road and Gerard Lane. This 6.39 m fall along the boundary necessitates stepping the building to manage the topography and comply with the objectives of the height control.

Due to this stepping, portions of the building are below the height control, while some exceed it. The total length of the building façade is 36.985 m, with 15.07 m (40.7%) exceeding the height control and 21.92 m (59.3%) falling below it. This analysis demonstrates a considered and balanced approach to managing the 6.39 m slope along the Benelong Road boundary.

7m SETBACK

DCP front setback requires alignment to front setbacks of adjoining properties, or the average of those where different setbacks occur. The proposal has utilised 116 Benelong Road (7.3m) and 124 Benelong Road (6.1m) and taken the average of these to establish a setback of 6.7m. The proposed 7m setback is greater than this.

STREET ACTIVATION & PASSIVE SURVEILLANCE

The proposal includes opportunities to activate the street and enhance passive surveillance through improved landscaping and the strategic positioning of living areas, dining spaces, kitchens, and balconies. These measures will enhance the security of Benelong Road and improve the residential streetscape.

STREET TREES

The existing street trees will be retained, and there is an opportunity to add additional street trees if the Council considers this beneficial to the streetscape.

DRAWING	DATE	ISSUE	AMENDMENTS
Benelong Road	JOB No.	DWG. No.	Rev.
	NL2433	DA.04	A

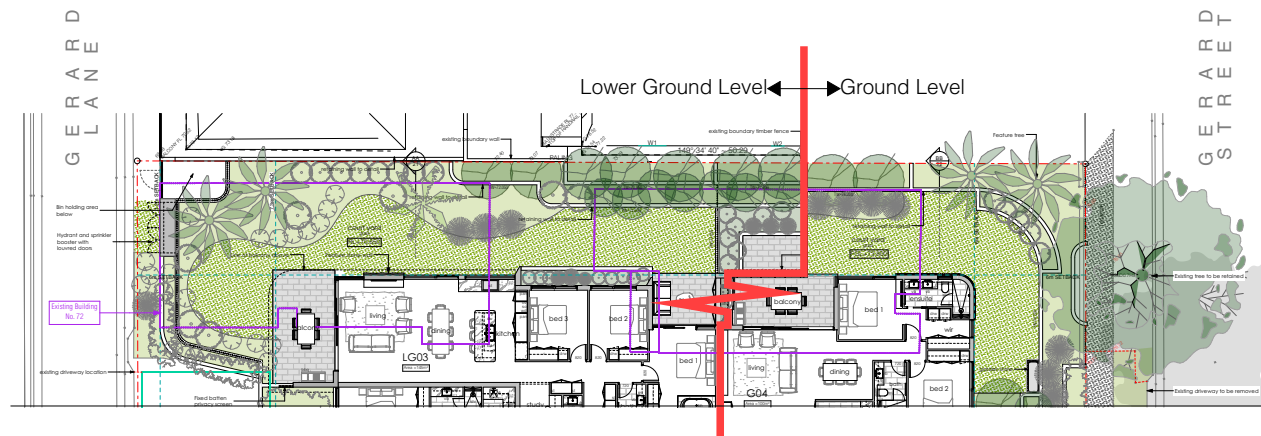
SETBACKS

The proposal incorporates a highly articulated eastern façade with generous setbacks that exceed the Apartment Design Guide (ADG) requirements:

- **Lower Ground - Level 1:** 6 – 8.6 m
- **Level 2:** 6 – 9 m
- **Level 3:** 10.5 – 12 m

BUILDING ENVELOPE CONTROL

Due to the significant 8.65 m fall in topography along this boundary, from Gerard Street to Gerard Lane, the building's eastern façade has been staggered on the upper levels. This ensures compliance with the Development Control Plan (DCP) side setback requirements as the ground level descends.



LANDSCAPING

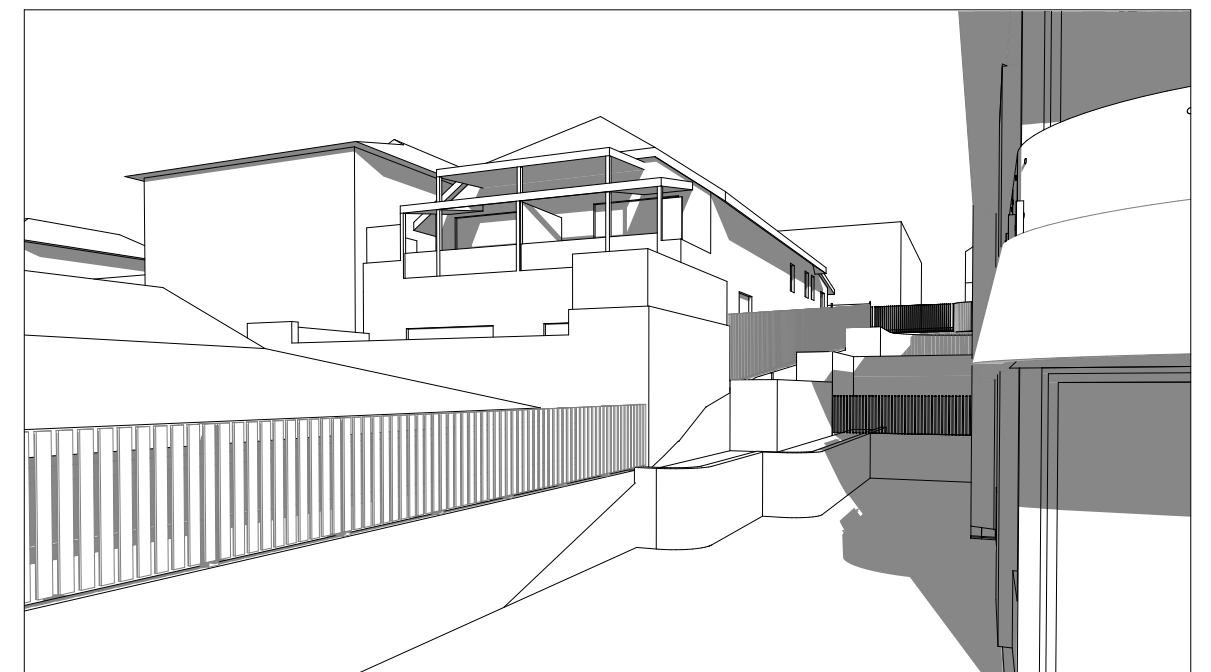
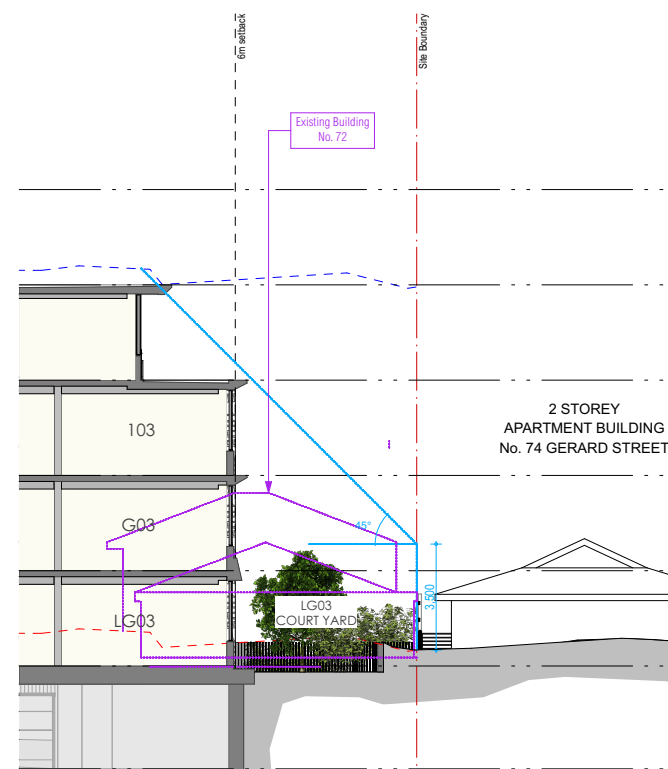
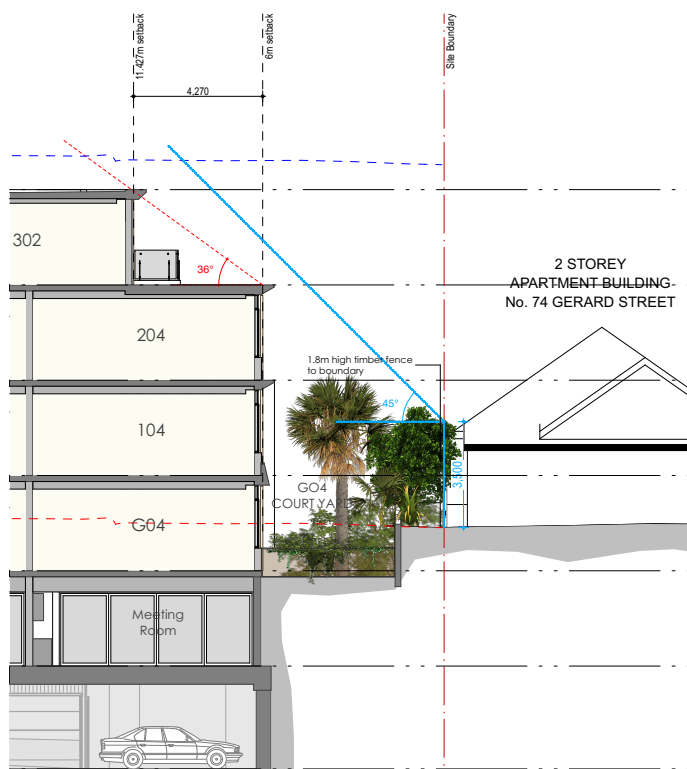
The eastern boundary currently lacks any landscaping, with 72 Gerard Street set back only 1.1 m to 1.4 m from the boundary.

The proposal introduces a 6 m wide deep soil landscape zone along the eastern façade, providing opportunities for meaningful planting. This will enhance privacy for both the existing occupants of 74 Gerard Street and future residents of the proposed development.

The proposed landscaping plan provides for 33 new canopy trees, as well as 2 new street trees. There are also over 800 shrubs, grasses and ground covers proposed. This will significantly enhance canopy cover and biodiversity of the site. The proposal provides 45.8% of the site as deep soil landscaping, 5.8% over the DCP requirement.

SHADOWS

The proposed development will not cause any overshadowing impacts on 74 Gerard Street, Cremorne, the only adjoining property at any time of the year between 9am and 3pm.



June 21 - 3PM
74 Gerard Lane

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Gerard Lane				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118

REMOVAL OF EXISTING BUILDINGS

The proposal involves the removal of the existing buildings currently constructed up to the lane. These will be replaced with tiered landscaping, significantly improving the visual appeal and aesthetic quality of the laneway.



No 72 GERARD LANE THROUGH TO BENELONG ROAD



GERARD LANE THROUGH TO BENELONG ROAD

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

SETBACKS

The proposal includes a 7.3m setback from Gerard Lane. When combined with the 6m width of the lane, this creates a minimum setback of 13.3m to the R3-zoned land on the northern side of the lane. This design provides opportunities for enhanced landscaping and a smoother transition in building scale. Levels 2 and 3 are further setback at distances of 9.75m (15.75m including the lane) and 16m (22m including the lane) from the northern neighbours.

DRIVEWAY

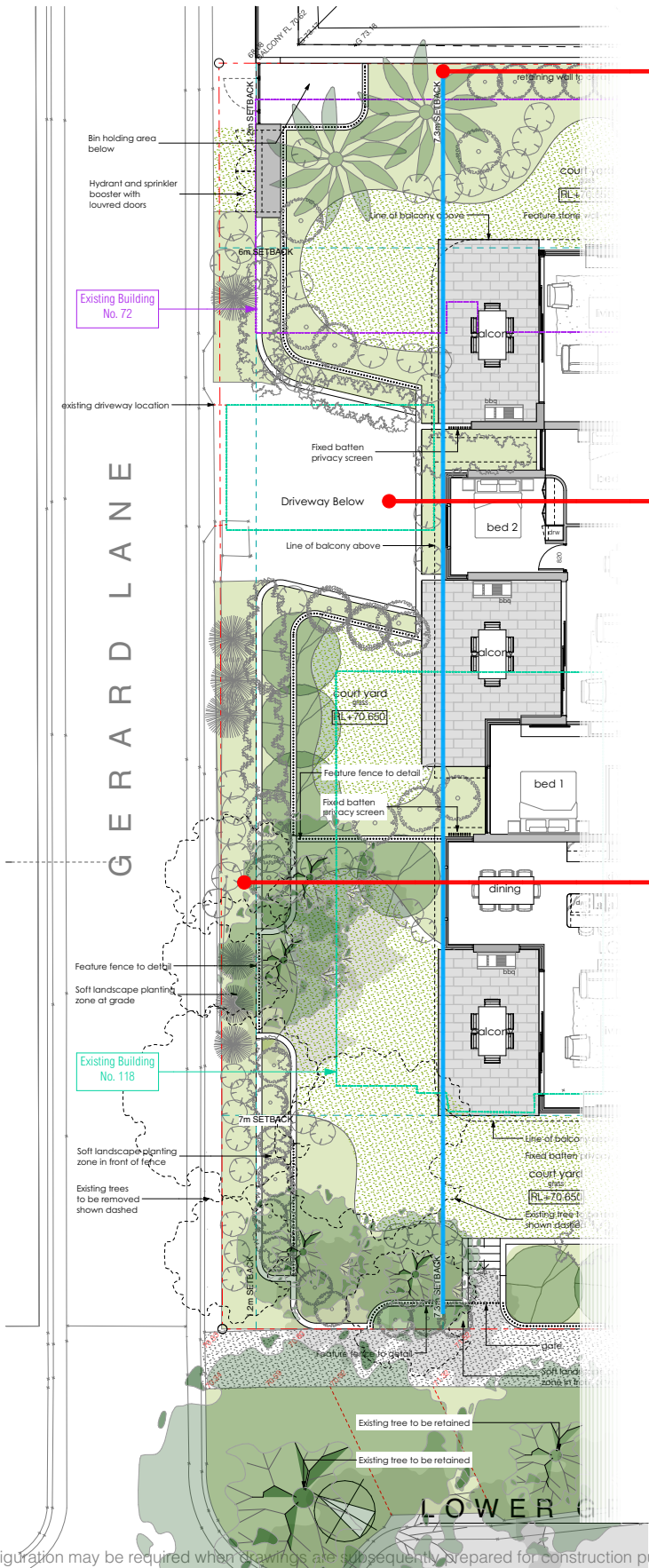
Situated at the lowest part of the site, Gerard Lane offers an ideal location for a single driveway to service the development. This design eliminates six existing driveways in total, allowing the opportunity to provide soft landscaping to the lane.

LANDSCAPING

The removal of the existing structures enables the introduction of a 7.3m wide deep soil landscaping zone. This area will be planted with a variety of trees, shrubs, and ground covers, enhancing biodiversity and improving the lane's overall amenity.

The proposal also provides for a 1.2m setback from the lane with no structures, allowing the opportunity to provide soft landscaping to the lane.

The proposed landscaping plan provides for 33 new canopy trees, as well as 2 new street trees. There are also over 800 shrubs, grasses and ground covers proposed. This will significantly enhance canopy cover and biodiversity of the site. The proposal provides 45.8% of the site as deep soil landscaping, 5.8% over the DCP requirement.



DRAWING	03.02.25 A Development Application Issue		
	DATE	ISSUE	AMENDMENTS
Gerard Lane	JOB No.	DWG. No.	Rev.
	NL2433	DA.06	A

REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Gerard Street				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118

STREET TREES

The existing street trees will be retained, with the potential to introduce additional trees, subject to Council approval, to further enhance the streetscape.

SETBACKS

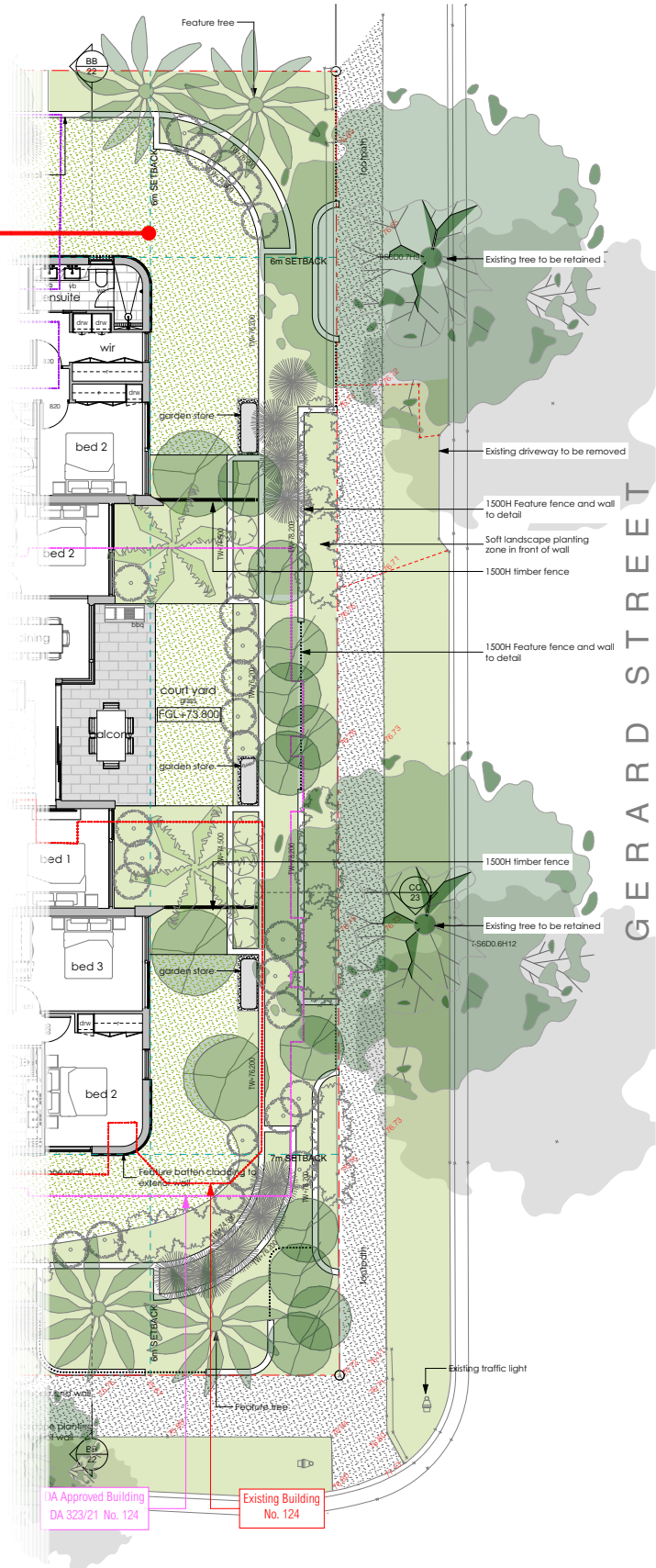
The existing building at 124 Benelong Road is setback approximately 2.4 m from Gerard Street. A previously approved boarding house on this site features a reduced setback of 1.11 m to 1.5 m from Gerard Street. In contrast, the proposed development offers a generous 6 m setback, all of which is allocated to deep soil landscaping. This represents a significant improvement to the overall streetscape quality.

DRIVEWAY

The existing double driveway entry servicing 124 Benelong Road will be removed from Gerard Street. Access to the basement car park for the proposed building will be redirected to Gerard Lane. This change will increase green space on the Council verge and contribute to better traffic management along Gerard Street.

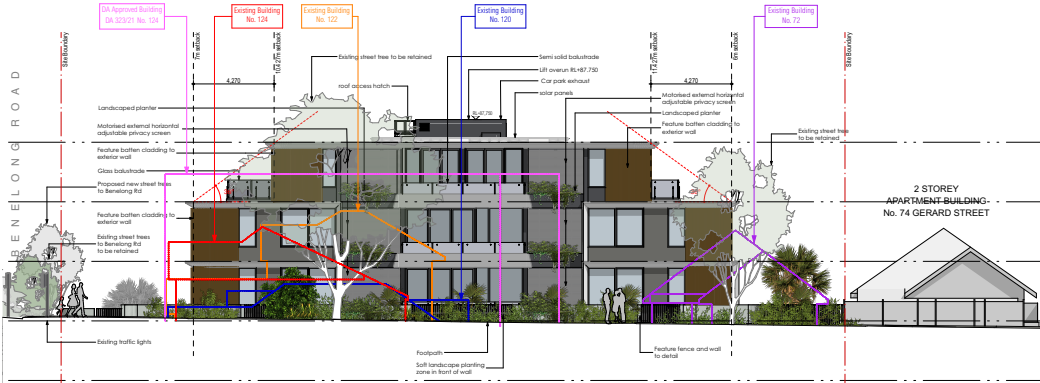


CORNER OF GERARD STREET AND BENELONG ROAD



HEIGHT PLANE

The proposed development is 100% compliant with the height control for the Gerard Street façade, with the Level 2 roof being between 4.36m and 5.26m below the height control and the Level 3 roof being between 1.25m and 1.45m below. Additionally, the proposed development is designed to visually present as a three-story building from Gerard Street, offering a harmonious blend with the existing streetscape and aligning with the desired future character of the area.



south elevation

LANDSCAPING

The proposed landscaping plan provides for 33 new canopy trees, as well as 2 new street trees. There are also over 800 shrubs, grasses and ground covers proposed. This will significantly enhance canopy cover and biodiversity of the site. The proposal provides 45.8% of the site as deep soil landscaping, 5.8% over the DCP requirement.

DRAWING	DATE ISSUE AMENDMENTS		
	JOB No.	DWG. No.	Rev.
Gerard Street	NL2433	DA.07	A

GERARD LANE

GERARD STREET

BENELONG ROAD

LOWER GROUND LEVEL

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

Existing Building No. 72

Existing Building No. 118

Existing Building No. 120

Existing Building No. 122

DA Approved Building DA 323/21 No. 124

Existing Building No. 124

GERARD LANE

GERARD STREET

GROUND LEVEL

BENELONG ROAD

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

GERARD LANE

GERARD STREET

BENELONG ROAD

LEVEL 1

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

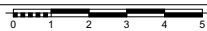
REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Level 2				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118

GERARD LANE

GERARD STREET

BENELONG ROAD

LEVEL 2



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING

Level 2

03.02.25 A Development Application Issue

DATE	ISSUE	AMENDMENTS
JOB No.	DWG. No.	Rev.
NL2433	DA.11	A

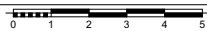
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Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Level 3				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118

GERARD LANE

GERARD STREET

BENELONG ROAD

LEVEL 3



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING		03.02.25 A Development Application Issue		
		DATE	ISSUE	AMENDMENTS
Level 3		JOB No.	DWG. No.	Rev.
		NL2433	DA.12	A

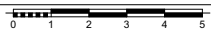
REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Roof Level				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118

GERARD LANE

GERARD STREET

BENELONG ROAD

ROOF LEVEL



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING	03.02.25 A Development Application Issue		
	DATE	ISSUE	AMENDMENTS
Roof Level	JOB No.	DWG. No.	Rev.
	NL2433	DA.13	A

HELM®

REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Basement Level 1				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118

Bin holding area with permeable paving
Hydrant and sprinkler booster with louvred doors

Soft landscape planting zone in front of fence

2.5x2.0m Sight triangle to be clear of permanent visual obstructions

2.5x2.0m Sight triangle to be clear of permanent visual obstructions

Soft landscape planting zone at grade

Existing trees to be removed shown dashed

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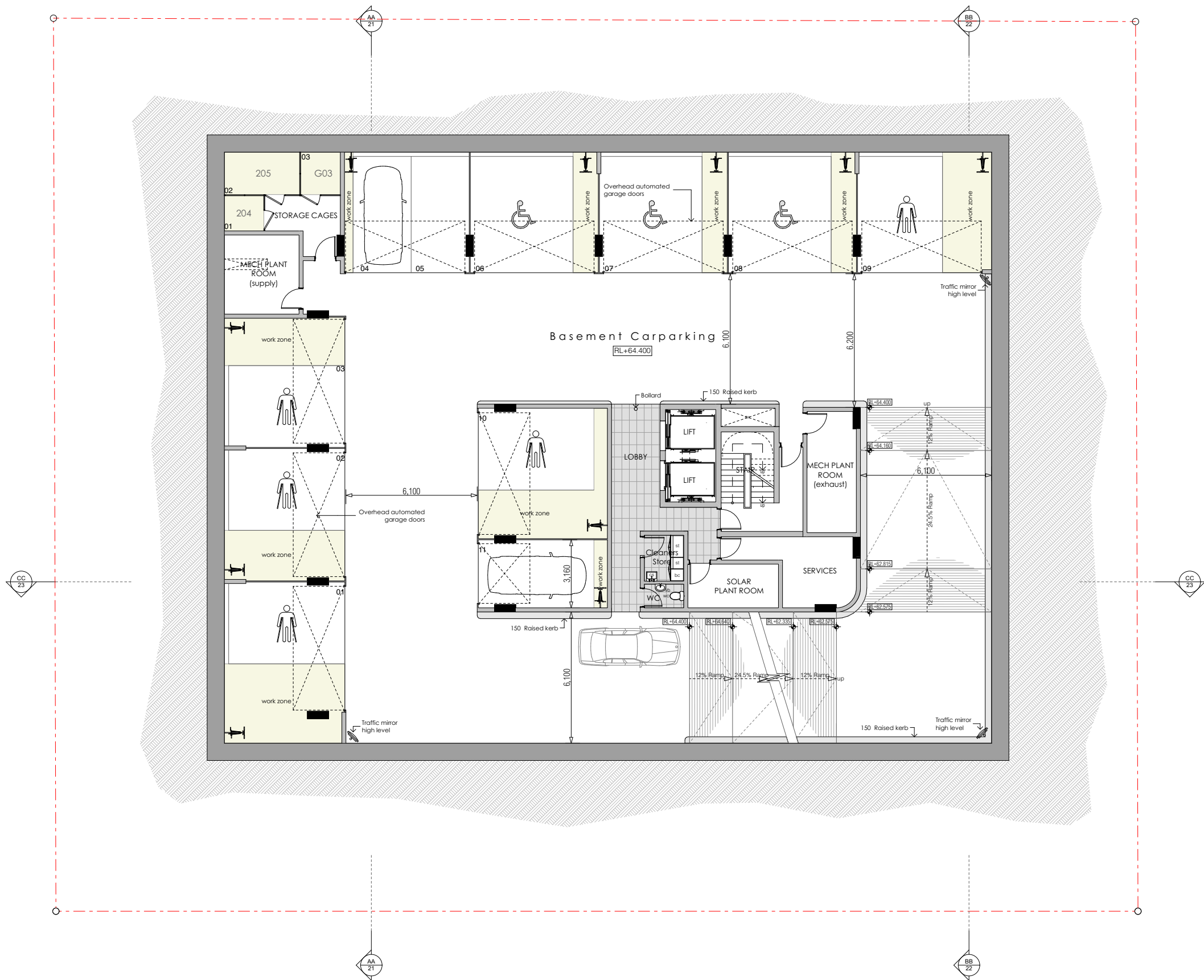
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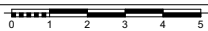
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REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Basement Level 2				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118



BASEMENT - LEVEL 2

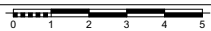


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DATE	ISSUE	AMENDMENTS
JOB No.	DWG. No.	Rev.
NL2433	DA.15	A



BASEMENT - LEVEL 3



Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



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03.02.25 A Development Application Issue

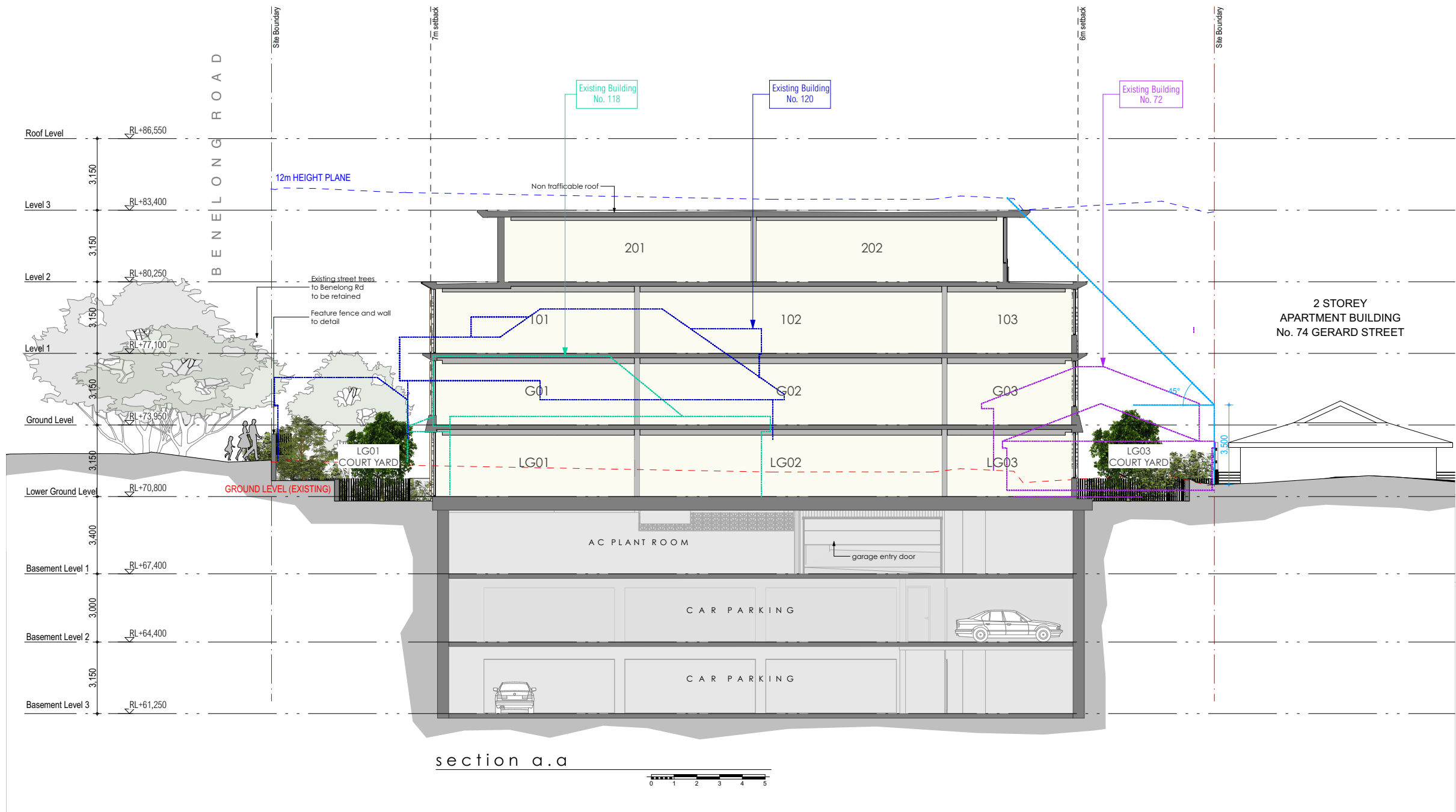


Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

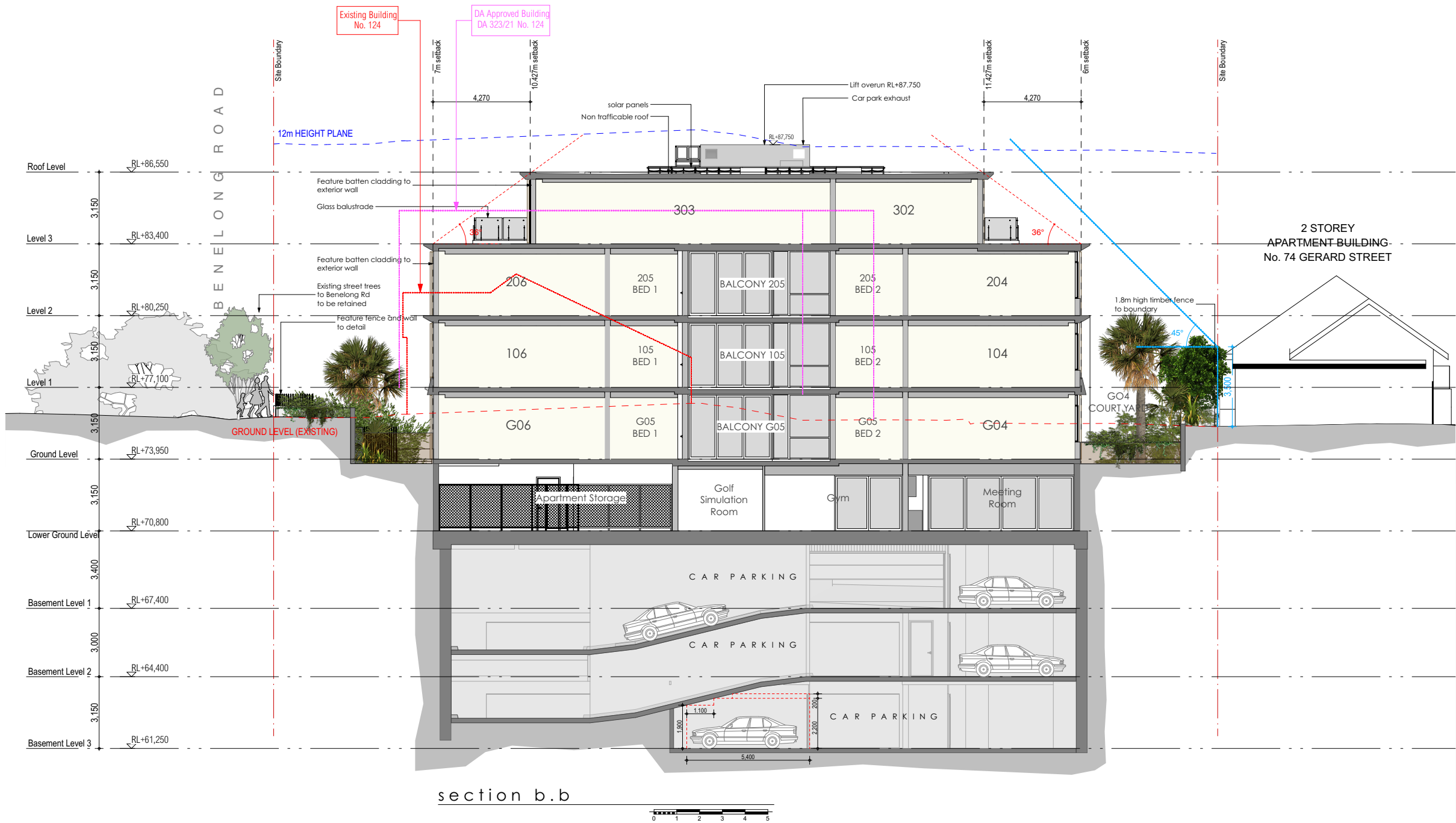


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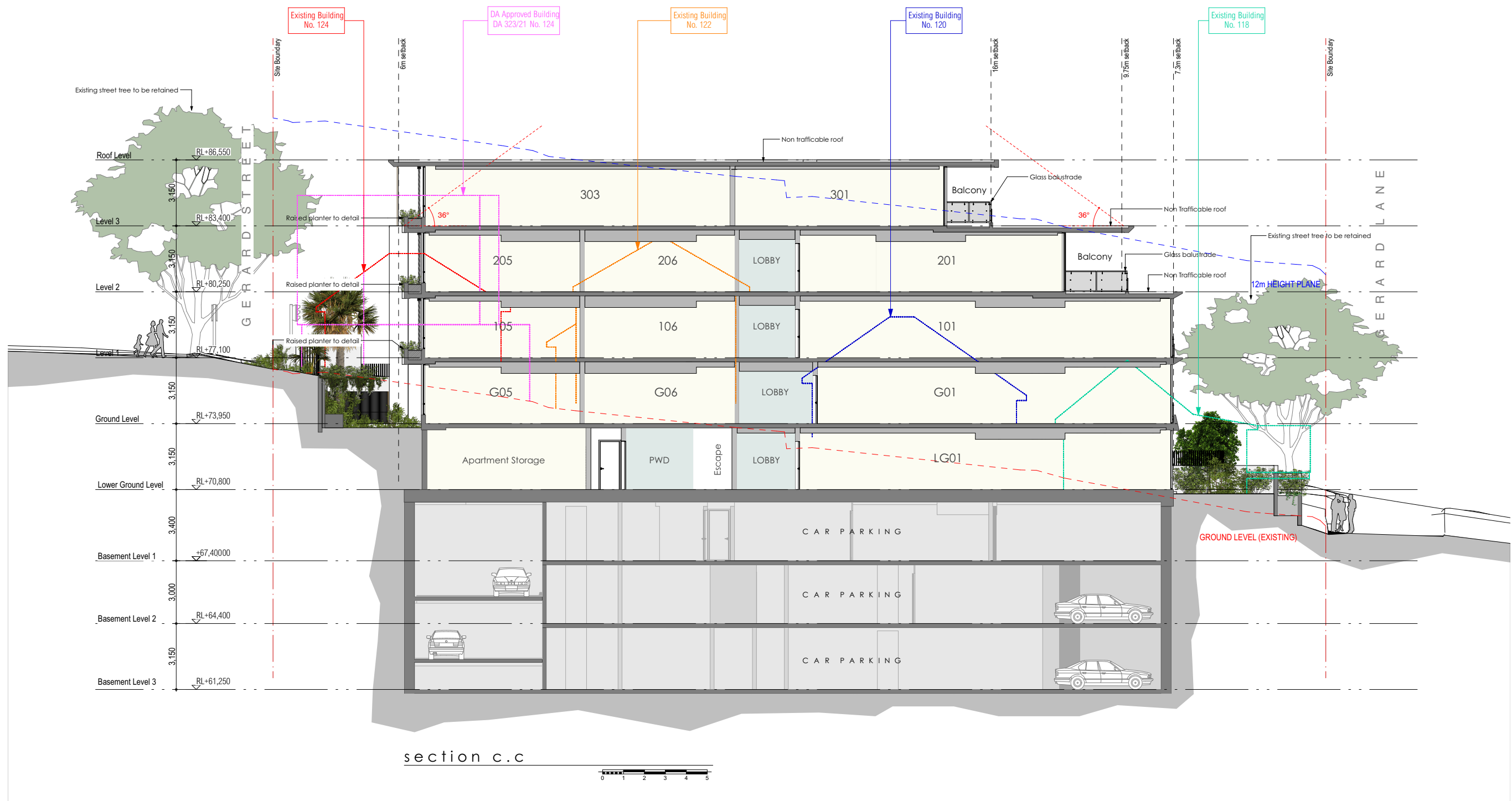




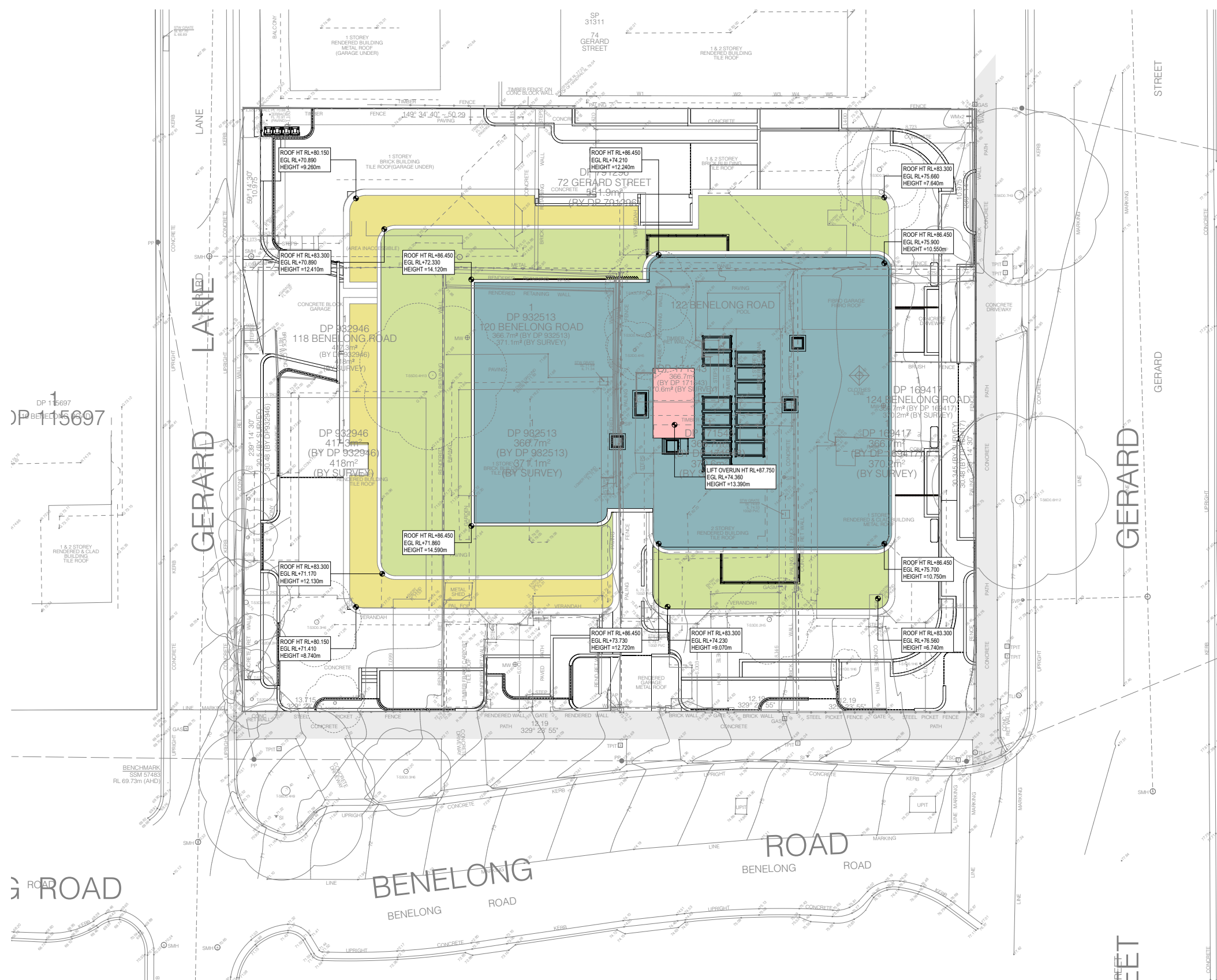
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



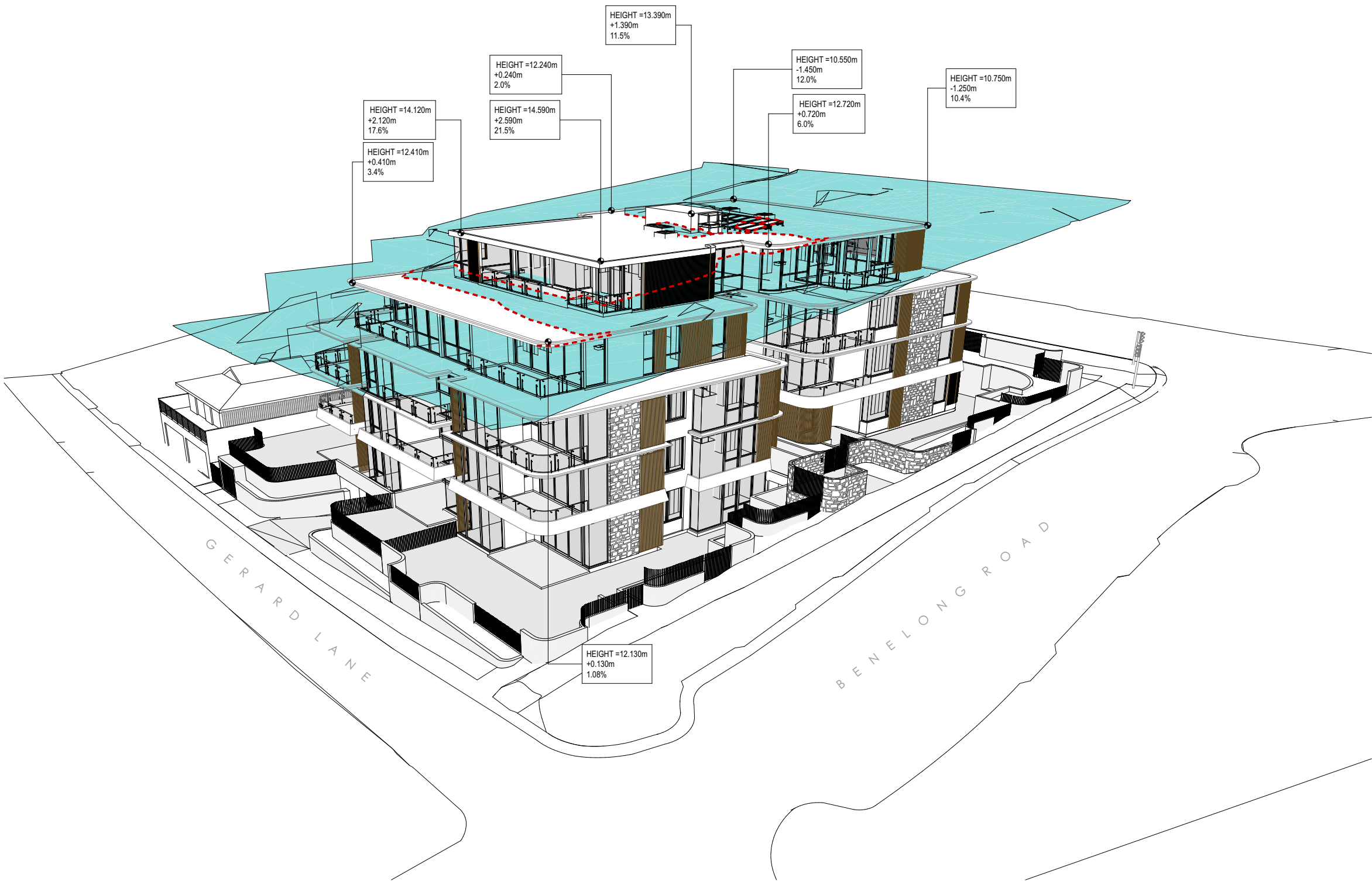
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Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.



03.02.25 A Development Application Issue

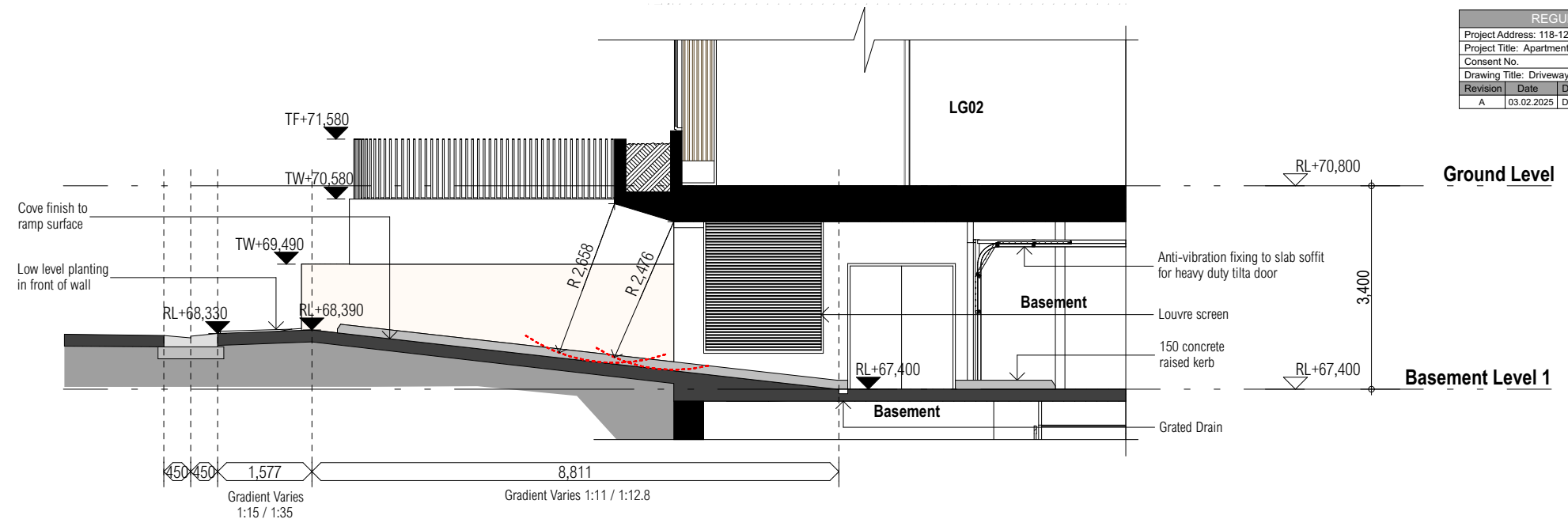


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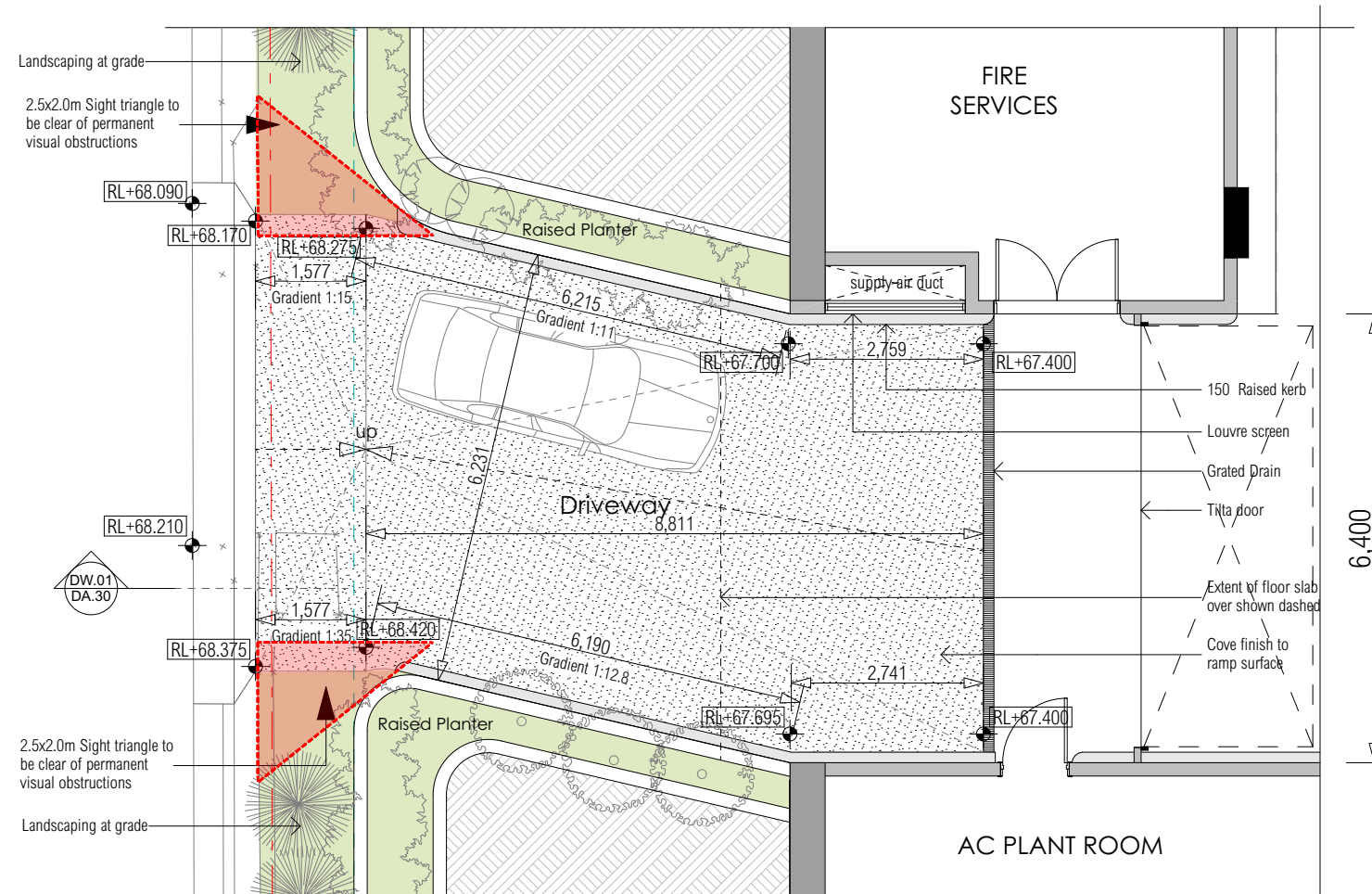


Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

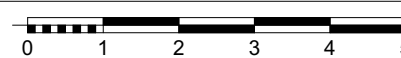
DRAWING	DATE	ISSUE	AMENDMENTS
3D Building Height Plane 2	JOB No.	DWG. No.	Rev.
	NL2433	DA.26	A



DW.01 entry driveway section



entry driveway plan



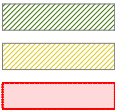
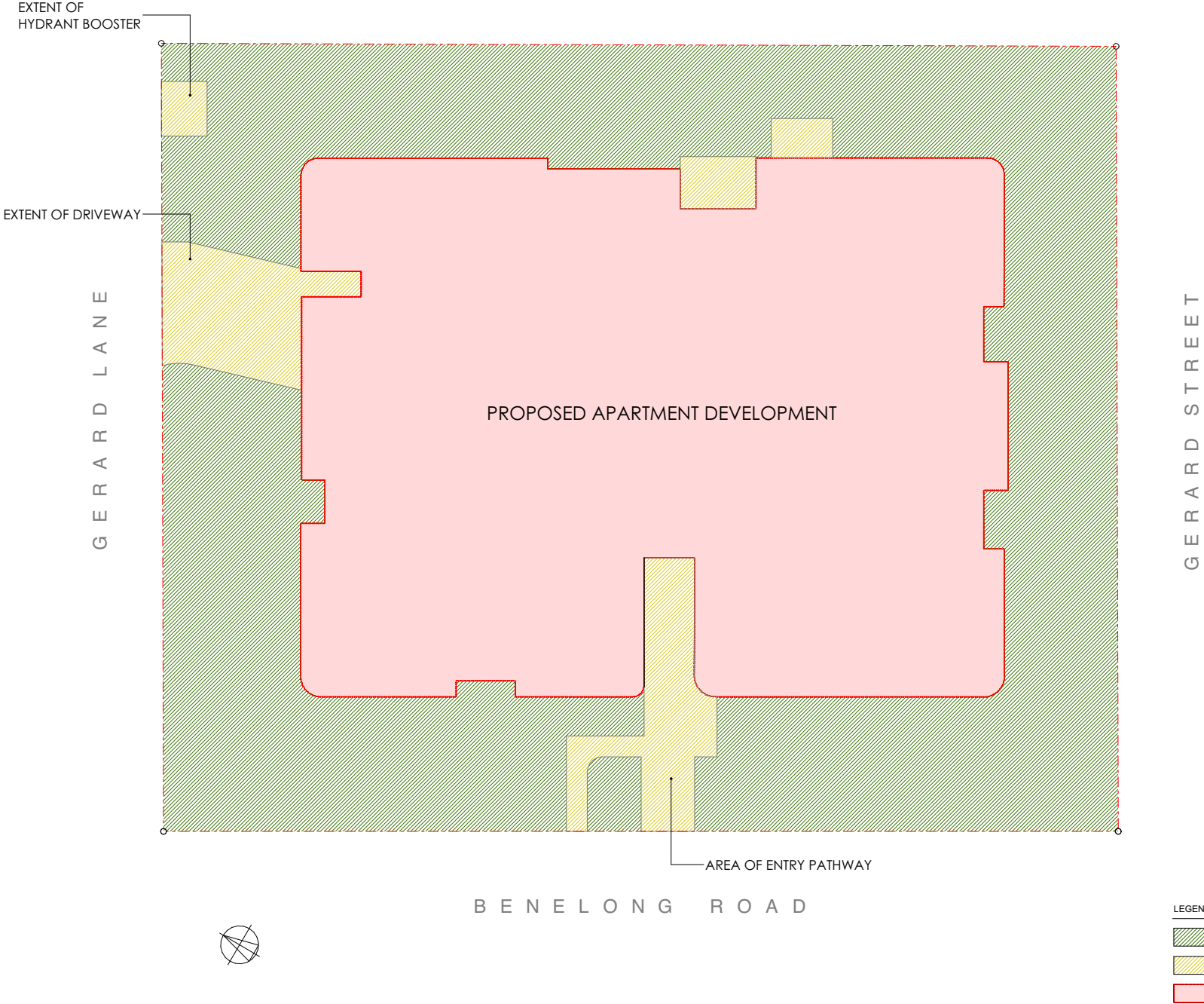
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.





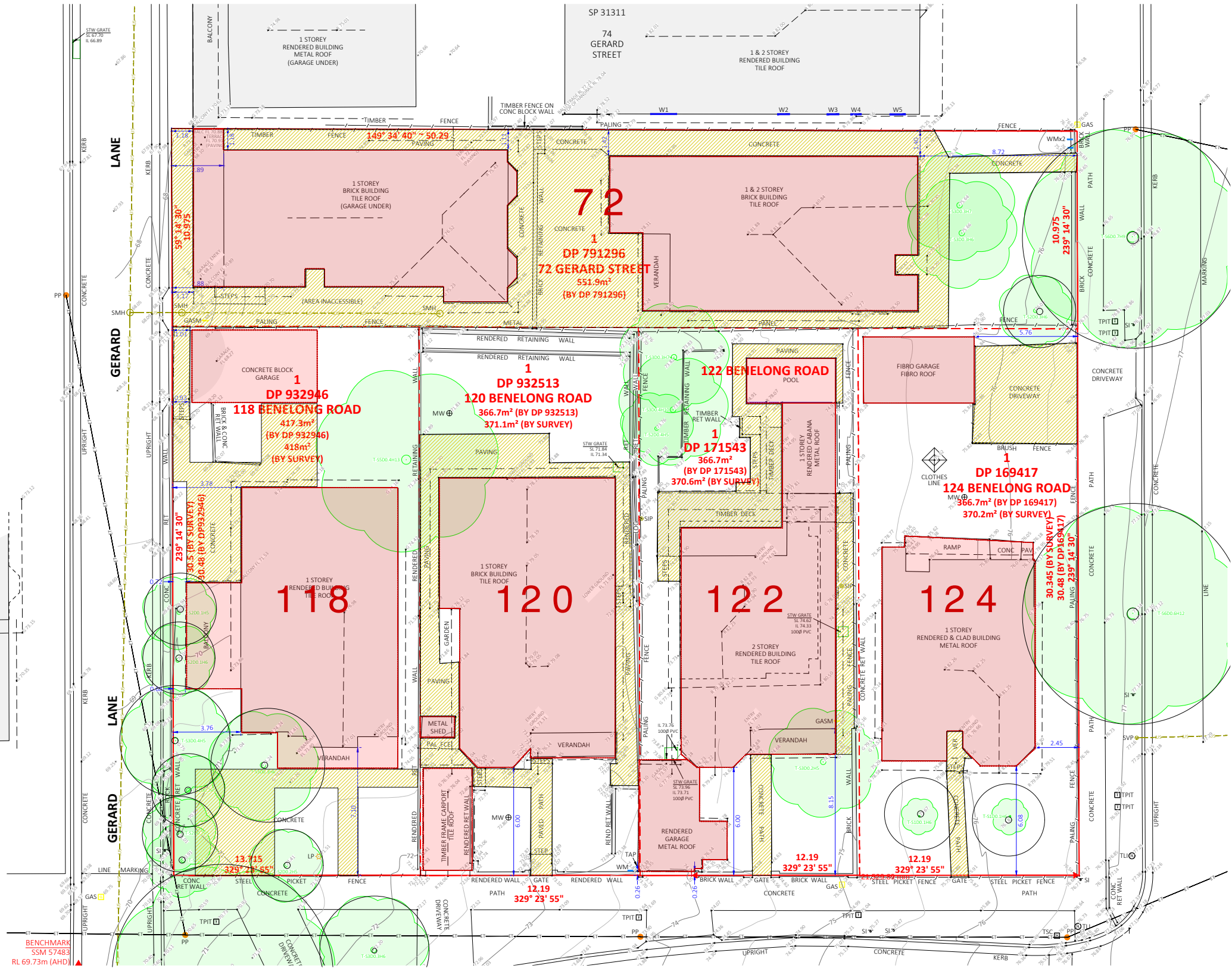
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING	DATE	ISSUE	AMENDMENTS
Perspective Image 2	JOB No.	DWG. No.	Rev.
	NL2433	DA.29	A



SITE AREA = 2,082m ²		DCP REQUIREMENT		PROPOSED		DIFFERENCE		EXISTING	
		AREA REQUIRED (m ²)	PERCENTAGE (%)	AREA PROPOSED (m ²)	PERCENTAGE (%)	AREA (m ²)	PERCENTAGE (%)	AREA (m ²)	PERCENTAGE (%)
LANDSCAPE AREA		833m ²	40%	952m ²	45.8%	+119m ²	+5.8%	726m ²	34.8%
UNBUILT UPON AREA		312m ²	15%	129m ²	6.2%	+183m ²	+8.8%	448m ²	21.58%
SITE COVERAGE		937m ²	45%	1001m ²	48.0%	- 64m ²	- 3.0%	908m ²	34.6%

DRAWING	DATE	ISSUE	AMENDMENTS	
Site Cover, Landscape Calc	JOB No.	DWG. No.	Rev.	
	NL2433	DA.30	A	



SITE AREA = 2,082m ²		EXISTING	
	AREA (m ²)	PERCENTAGE (%)	
LANDSCAPE AREA	726m ²	34.8%	
UNBUILT UPON AREA	448m ²	21.58%	
SITE COVERAGE	908m ²	34.6%	

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

A P A R T M E N T M I X							
Bedrooms	2 BED	3 BED	3 BED + STUDY	3 BED + TV	3 BED + STUDY + TV	4 BED	APT TOTAL
Lower Ground Level	0	0	1	1	1	0	3
Ground Level	2	1	1	1	1	0	6
Level 1	2	1	1	1	1	0	6
Level 2	2	1	0	0	1	1	5
Level 3	1	1	1	0	0	0	3
Total Apartments	7	4	4	3	4	1	23
	30.5%	17.4%	17.4%	13%	17.4%	4.3%	100%

CARPARKING - RESIDENTIAL	RATE	No OF APTS	REQUIRED	PROVIDED
RESIDENTIAL (2 Bed)	1	7	7	7
RESIDENTIAL (3 Bed)	1.5	16	24	24
TOTAL			31	31
VISITOR	1/4 Dwellings	23	5.75	6
TOTAL			37	37

CARPARKING - ADAPTABLE APTS	RATE (Council / BCA)	No OF APTS	REQUIRED	PROVIDED
RESIDENTIAL	20% adaptable dwellings	23	5	5
VISITOR	N/A		0	1
TOTAL			5	6

* 1 VISITOR SPACE ALLOCATED FOR ADAPTABLE PARKING AS PER BCA REQUIREMENTS

MISCELLANEOUS PARKING CALCULATIONS	RATE	REQUIRED	PROVIDED
RESIDENTIAL - BICYCLES (Lockers)	1/1 Dwellings	23	24
RESIDENTIAL - BICYCLES (VISITORS)	1/10 Dwellings	3	3
Car Wash Bays	1	1	1

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

PRIVATE OPEN SPACE

APARTMENT	BEDS	Min POS Req'd (Refer : Apt Design Guide 2015)	P.O.S PROVIDED	COMPLIES
LG01	3	15	204.2	✓
LG02	3	15	76.7	✓
LG03	3	15	227.7	✓
SUB TOTAL		45	508.6	
G01	3	12	16.4	✓
G02	3	12	19.6	✓
G03	3	12	17.8	✓
G04	2	15	104.9	✓
G05	2	15	82.6	✓
G06	3	15	156.5	✓
SUB TOTAL		81	397.8	
101	3	12	16.4	✓
102	3	12	19.6	✓
103	3	12	17.8	✓
104	2	10	14.3	✓
105	2	10	16.3	✓
106	3	12	14.6	✓
SUB TOTAL		68	99	
201	3	12	21.3	✓
202	3	12	21.3	✓
204	2	10	15.4	✓
205	2	10	16.1	✓
206	3	12	15.5	✓
SUB TOTAL		56	89.6	
301	3	12	27.9	✓
302	2	10	16	✓
303	3	12	31.6	✓
SUB TOTAL		34	75.5	

OVERALL PRIVATE OPEN SPACE

	REQUIRED	PROVIDED	EXCESS
LOWER GROUND LEVEL	45	508.6	463.6
GROUND LEVEL	81	397.8	316.8
LEVEL 1	68	99	31
LEVEL 2	56	89.6	33.6
LEVEL 3	34	75.5	41.5
TOTAL PRIVATE OPEN SPACE	284.0	1170.5	886.5

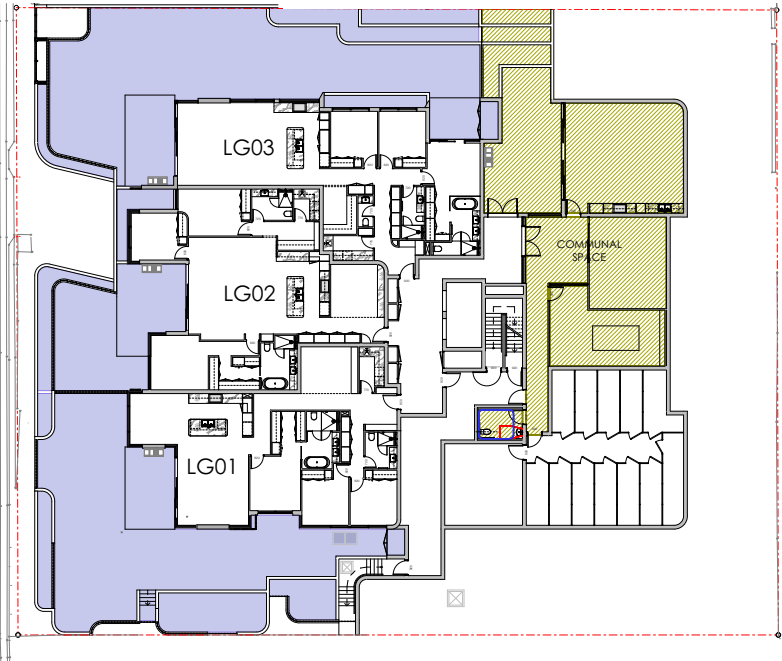
COMMUNAL SPACE

	PROVIDED
COMMUNAL SPACE	225.14m ²

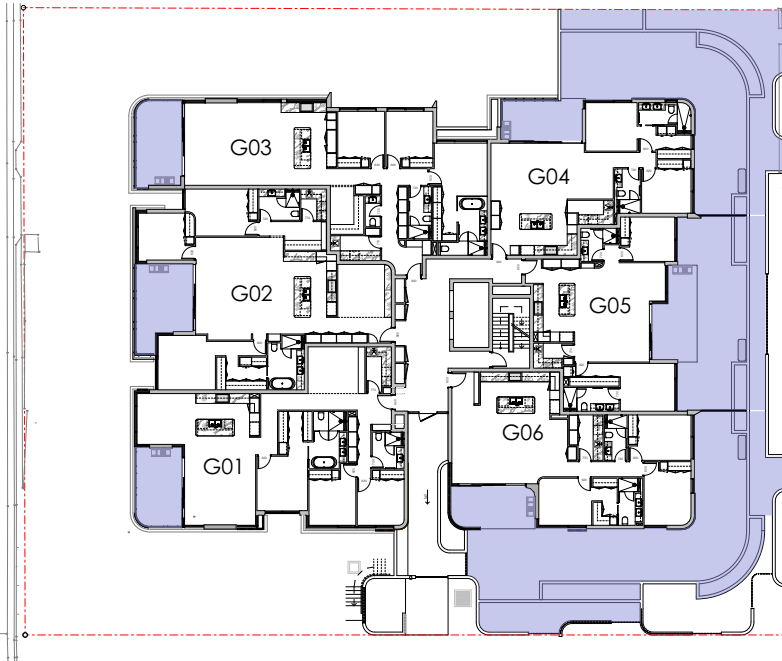
LEGEND

Private Open Space

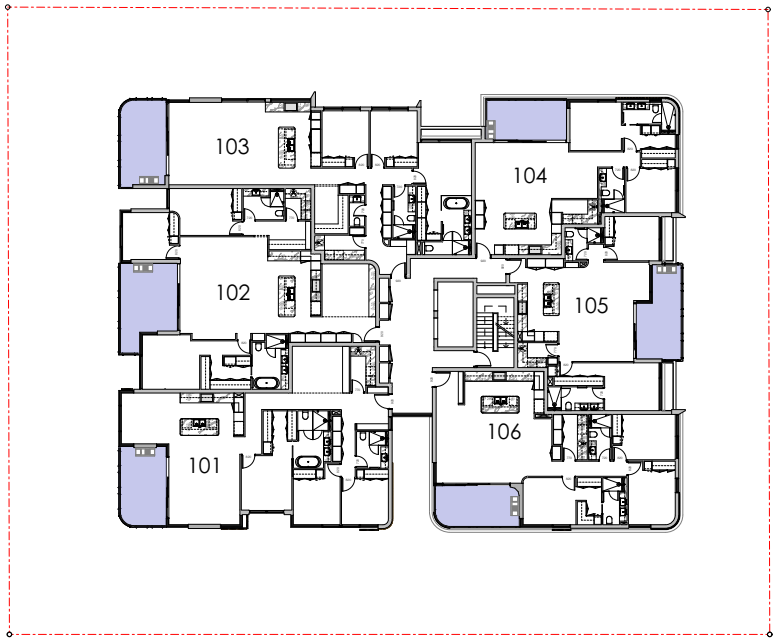
Communal Space



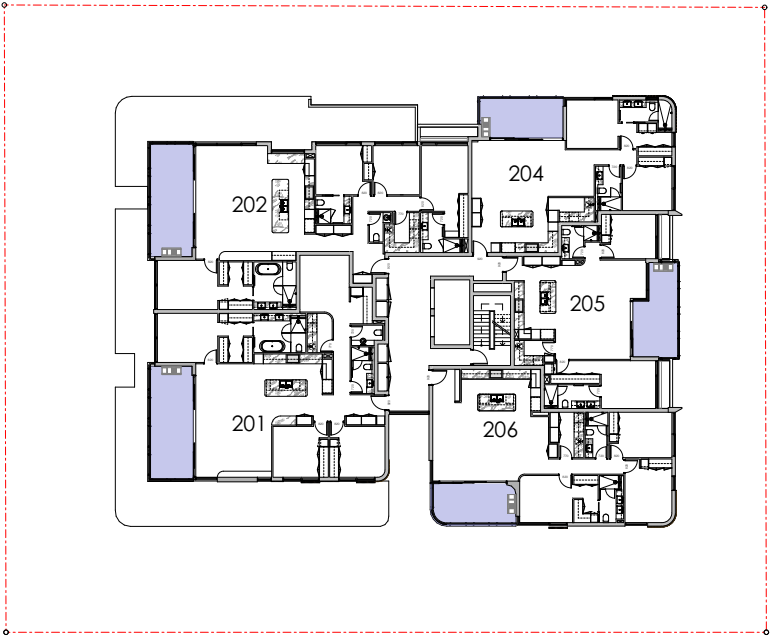
LOWER GROUND LEVEL



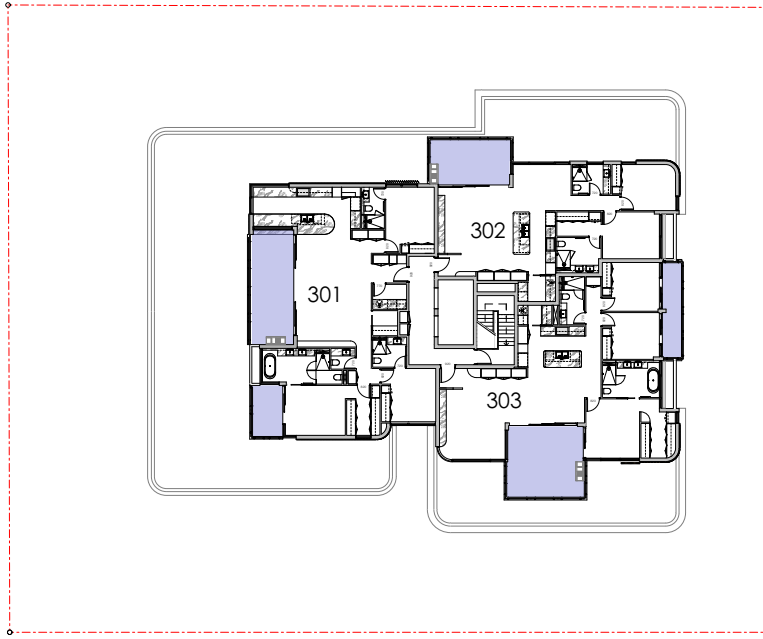
GROUND LEVEL



LEVEL 1



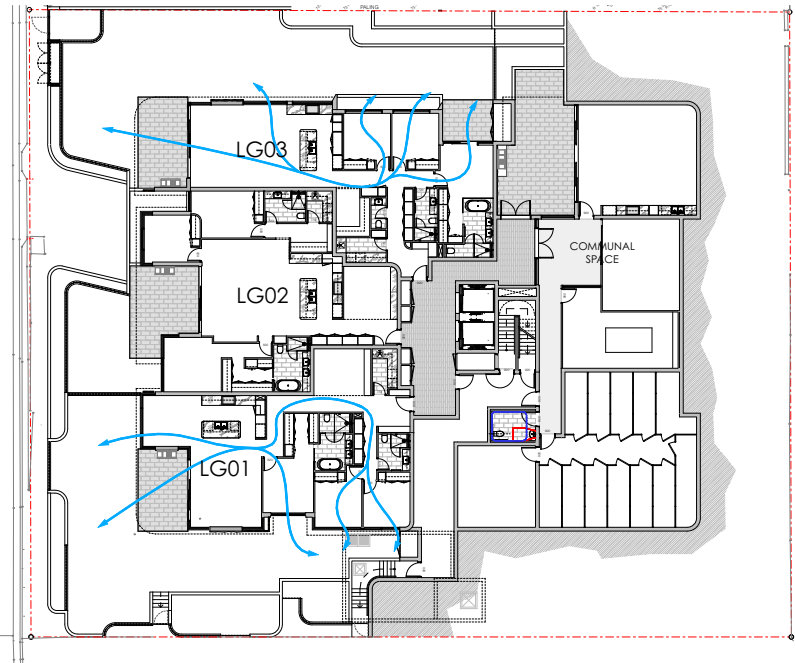
LEVEL 2



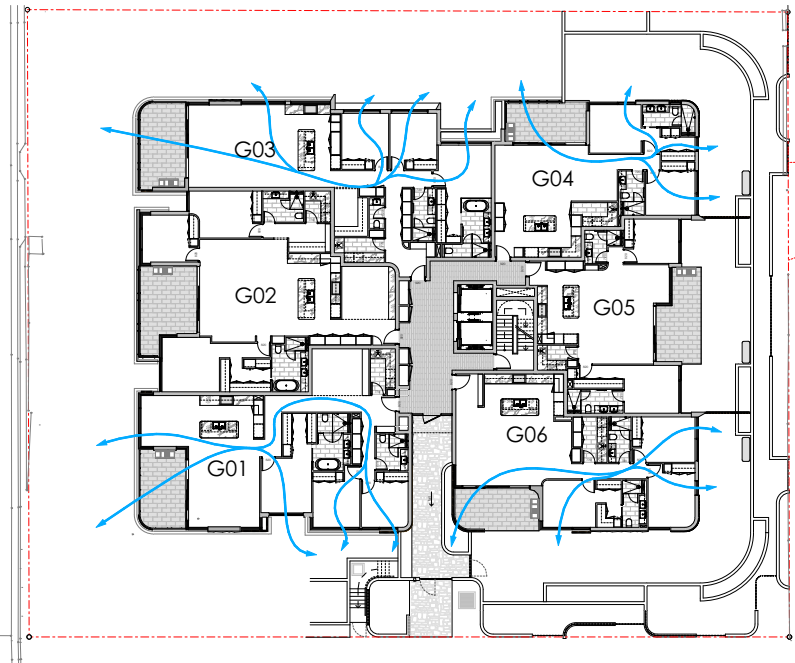
LEVEL 3

CROSS FLOW VENTILATION		
	APARTMENT	CROSS FLOW VENTILATED
LOWER GROUND LEVEL	LG01	✓
	LG02	✓
	LG03	✓
GROUND LEVEL	G01	✓
	G02	✓
	G03	✓
	G04	✓
	G05	✓
	G06	✓
LEVEL 1	101	✓
	102	✓
	103	✓
	104	✓
	105	✓
	106	✓
LEVEL 2	201	✓
	202	✓
	204	✓
	205	✓
	206	✓
LEVEL 3	301	✓
	302	✓
	303	✓
No. of cross flow ventilated units		17/23 73.9%

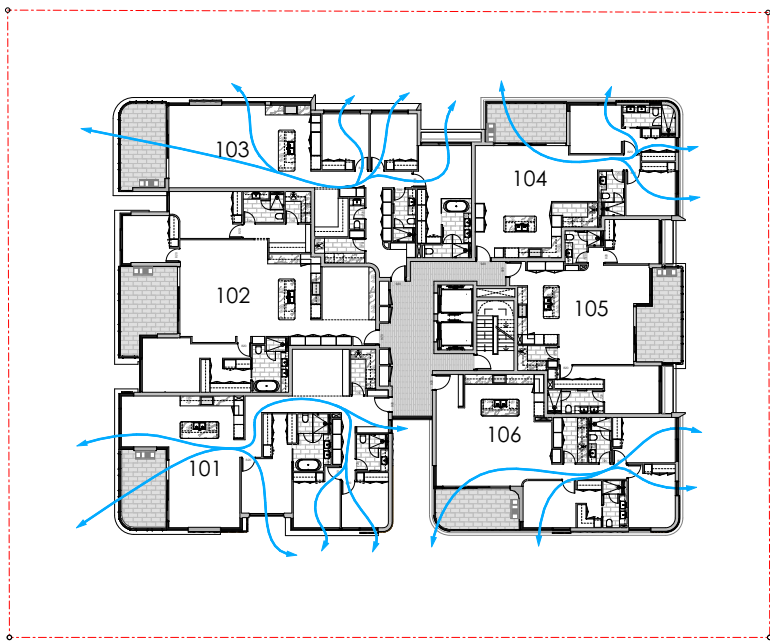
ADG Design Criteria - Minimum 60% of all apartments are naturally cross ventilated



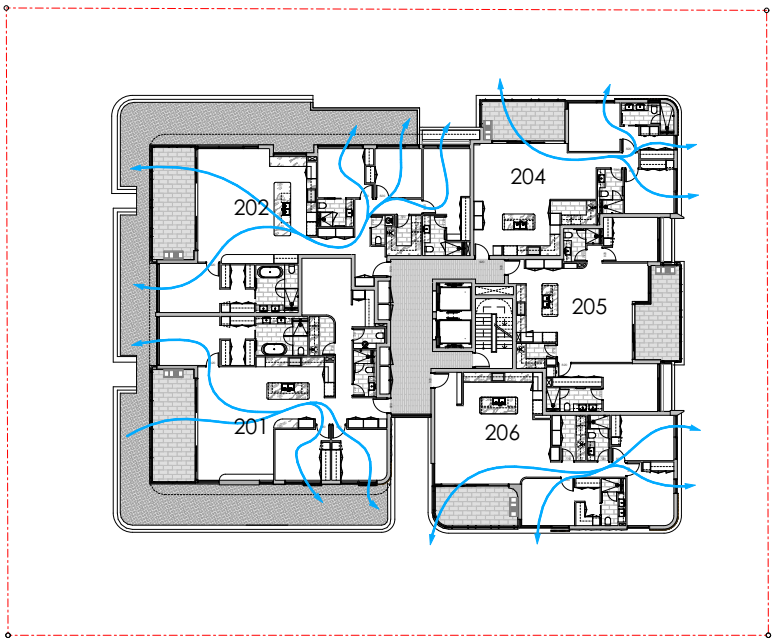
LOWER GROUND LEVEL



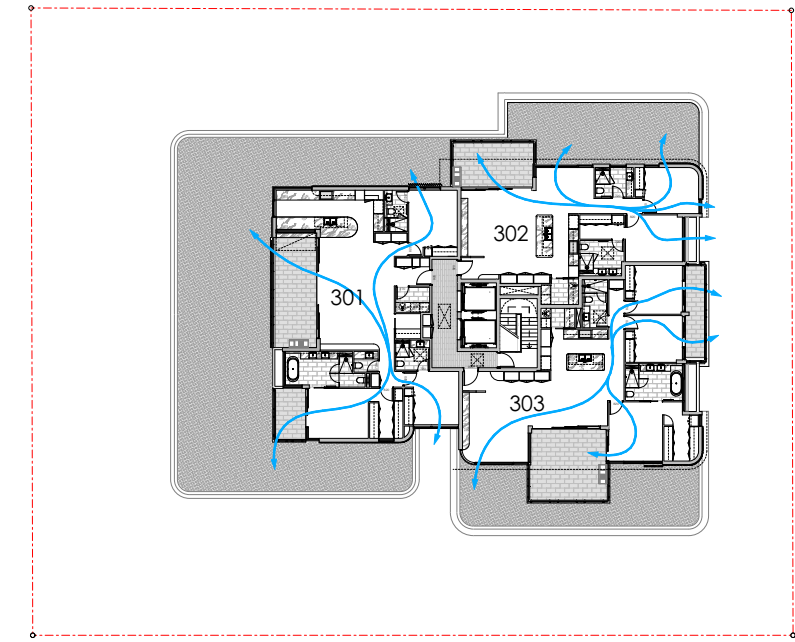
GROUND LEVEL



LEVEL 1



LEVEL 2



LEVEL 3

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

SOLAR ACCESS

LOWER GROUND		9am	10am	11am	12 noon	1pm	2pm	3pm	COMPLIES	TOTAL
	LG01	X	✓	✓	✓	✓	✓	✓	✓	4hr
	LG02	X	✓	✓	✓	✓	✓	✓	✓	2hr
	LG03	✓	X	✓	✓	✓	✓	✓	✓	4hr
	C.O.S	X	X	X	✓	✓	✓	X	✓	2hr

GROUND LEVEL		9am	10am	11am	12 noon	1pm	2pm	3pm	COMPLIES	TOTAL
	G01	X	✓	✓	✓	✓	✓	✓	✓	4hr
	G02	X	✓	✓	✓	✓	✓	✓	✓	2hr
	G03	✓	✓	✓	✓	✓	✓	✓	✓	6hr
	G04	X	✓	✓	✓	✓	X	X	✓	2hr
	G05	X	X	X	X	X	X	X	X	0hr

LEVEL 1		9am	10am	11am	12 noon	1pm	2pm	3pm	COMPLIES	TOTAL
	101	X	✓	✓	✓	✓	✓	✓	✓	4hr
	102	X	✓	✓	✓	✓	✓	✓	✓	2hr
	103	✓	✓	✓	✓	✓	✓	✓	✓	6hr
	104	✓	✓	✓	✓	✓	✓	X	✓	2hr
	105	X	X	X	X	X	X	X	X	0hr

LEVEL 2		9am	10am	11am	12 noon	1pm	2pm	3pm	COMPLIES	TOTAL
	201	X	✓	✓	✓	✓	✓	✓	✓	3hr
	202	X	✓	✓	✓	✓	✓	✓	✓	5hr
	204	✓	✓	✓	✓	✓	✓	X	✓	3hr
	205	X	X	X	X	X	X	X	X	0hr
	206	X	X	X	✓	✓	✓	✓	✓	2hr

LEVEL 3		9am	10am	11am	12 noon	1pm	2pm	3pm	COMPLIES	TOTAL
	301	✓	✓	✓	✓	✓	✓	✓	✓	6hr
	302	✓	✓	✓	✓	✓	✓	✓	✓	6hr
	303	X	X	X	X	✓	✓	✓	X	0hr

✓ direct sunlight to private open space only

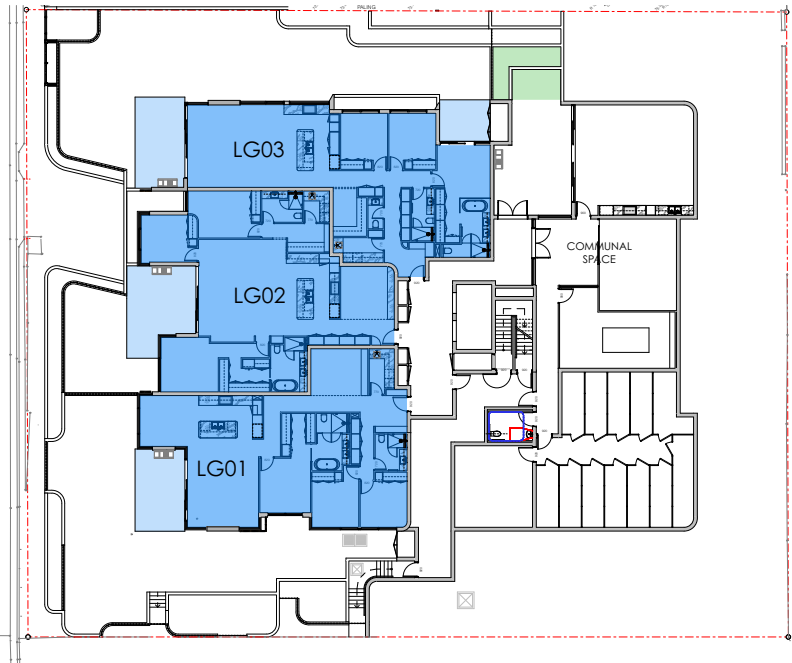
SOLAR ACCESS SUMMARY

TOTAL NUMBER OF APARTMENTS ACHIEVING A MINIMUM OF 2 HOURS DIRECT SUNLIGHT TO LIVING ROOMS + PRIVATE OPEN SPACES BETWEEN 9AM - 3PM MID WINTER (JUNE 21)	17 of 23
	73.9 %

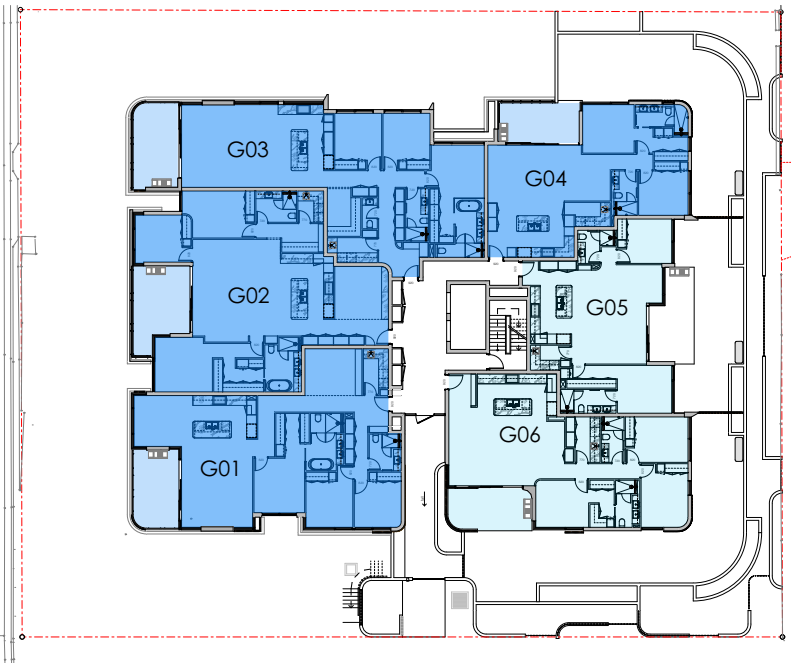
ADG Design Criteria - Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

LEGEND

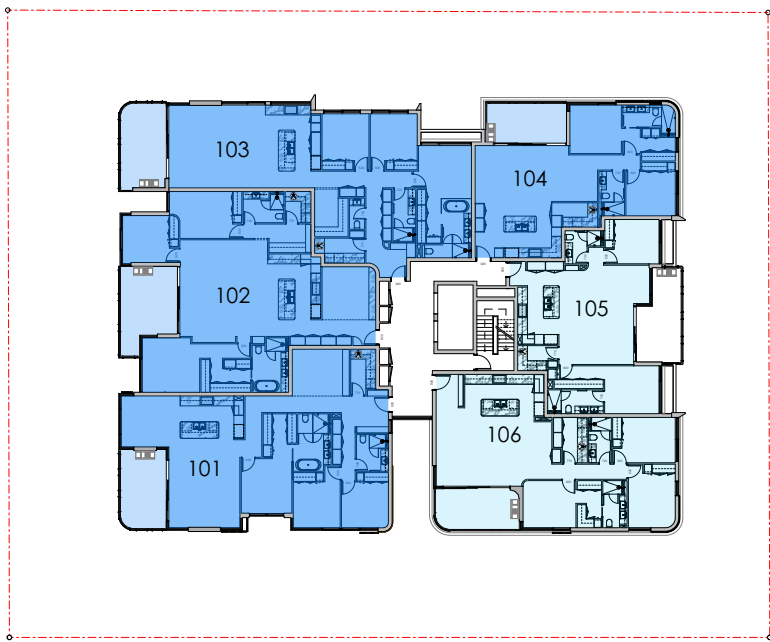
- RECEIVE MIN 2hrs BETWEEN 9am - 3pm JUNE 21
- RECEIVE LESS THAN 2hrs BETWEEN 9am - 3pm JUNE 21
- COMMUNAL OPEN SPACE RECEIVE MIN 2hrs BETWEEN 9am - 3pm JUNE 21



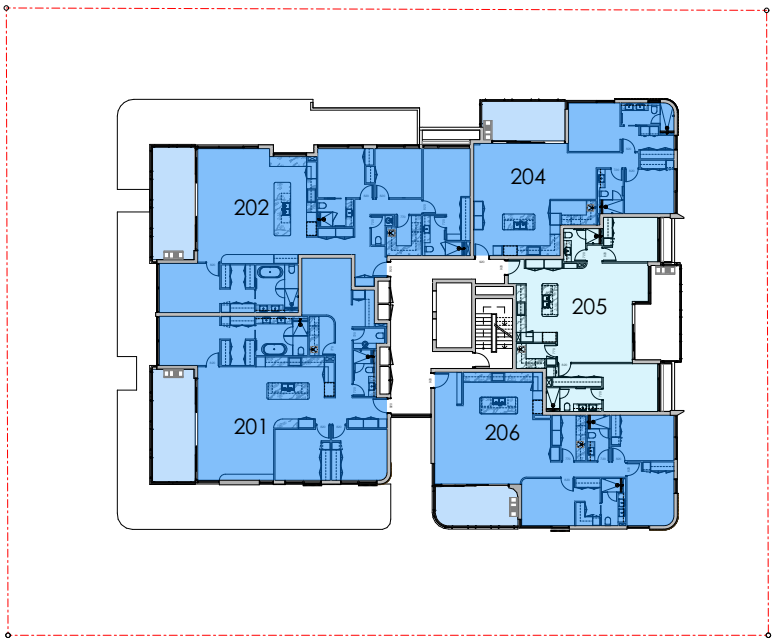
LOWER GROUND LEVEL



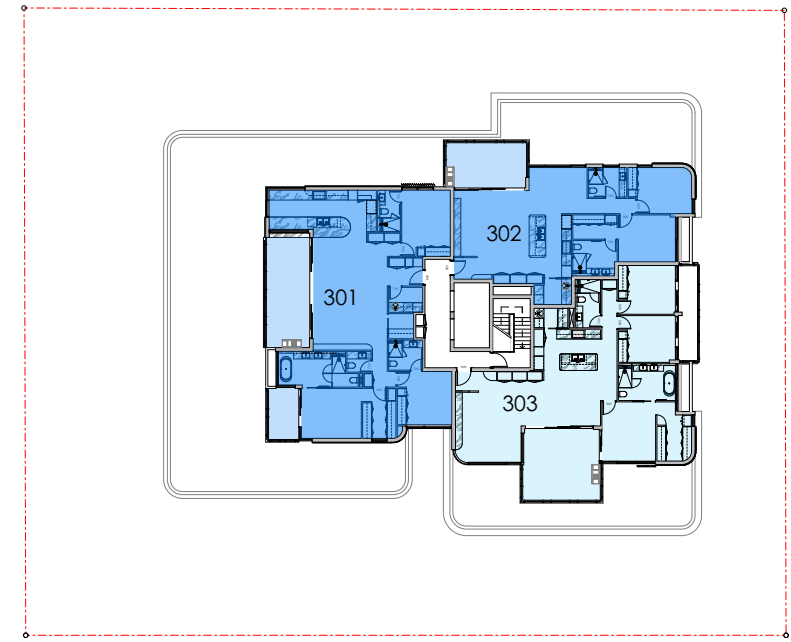
GROUND LEVEL



LEVEL 1



LEVEL 2

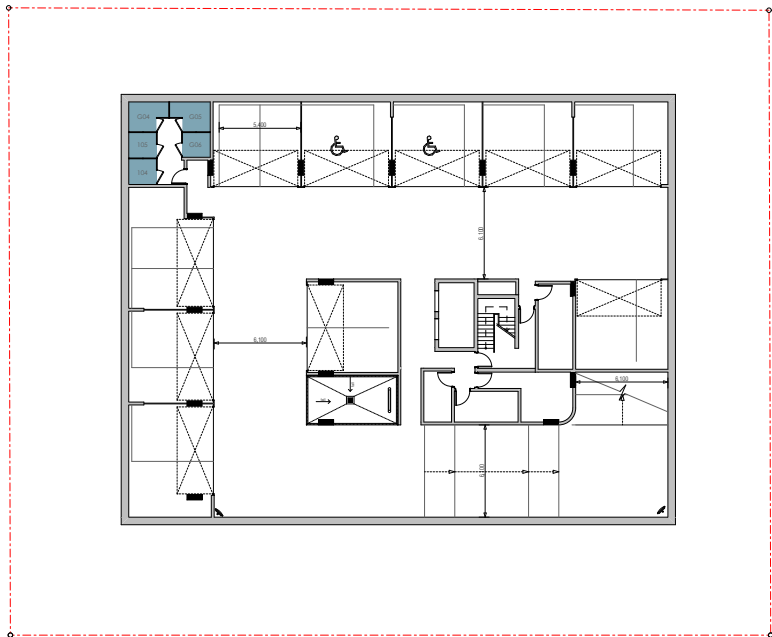


LEVEL 3

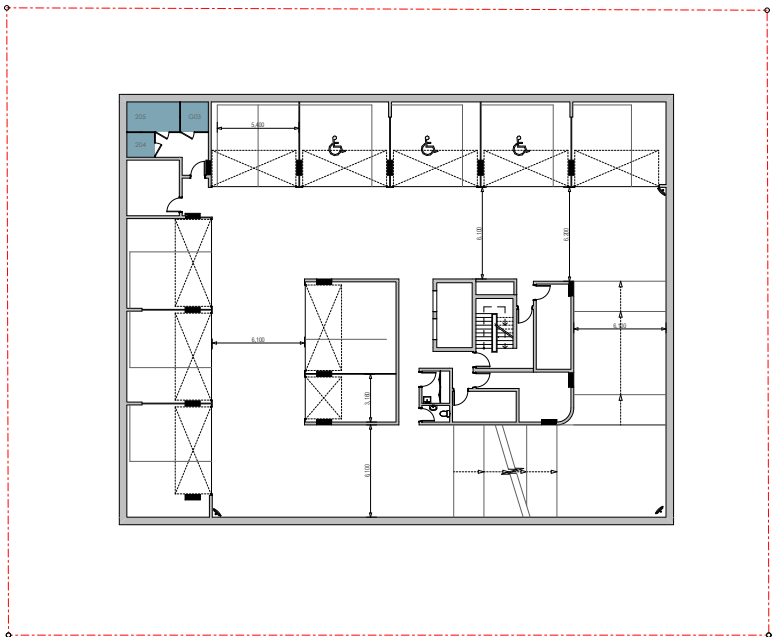
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NOTE
Refer to Drawing DA.37 for Schedule of Storage Areas

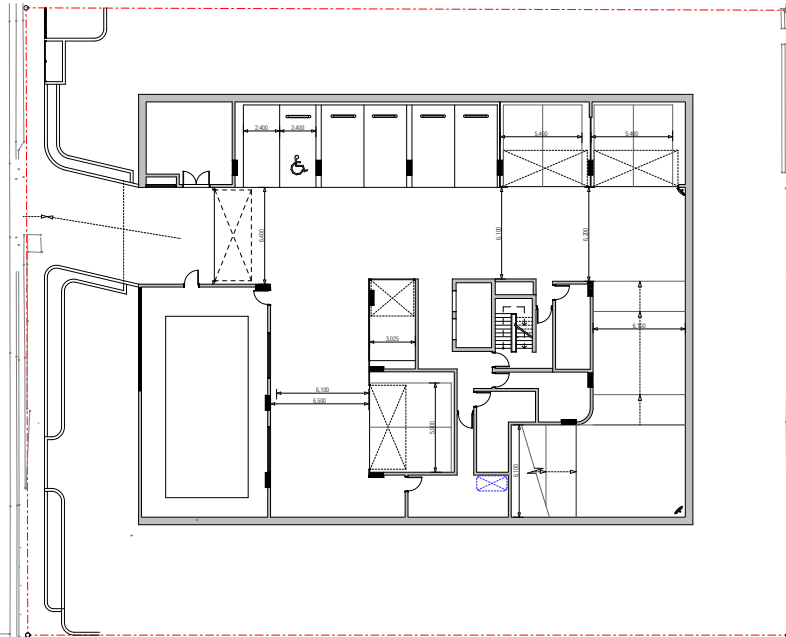
REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Apartment Storage 1				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118



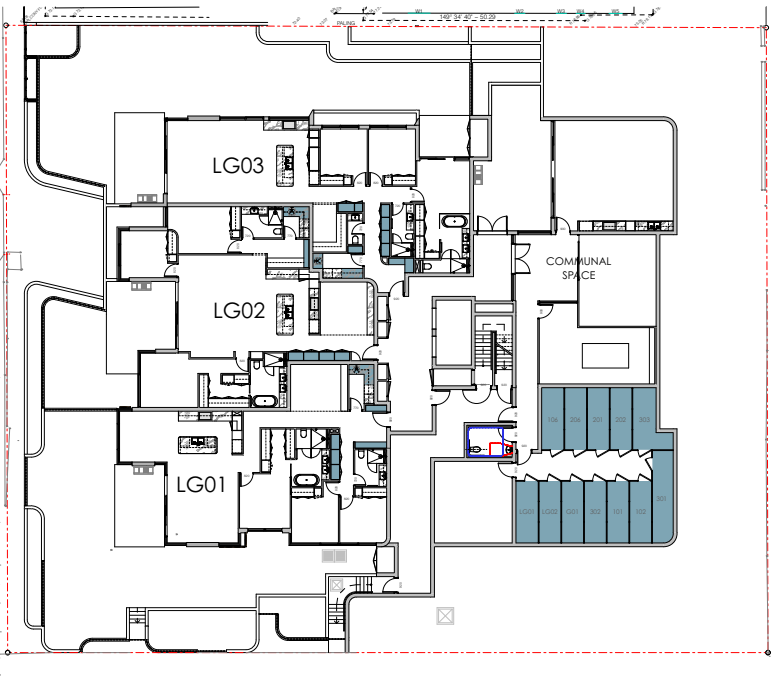
BASEMENT LEVEL 3



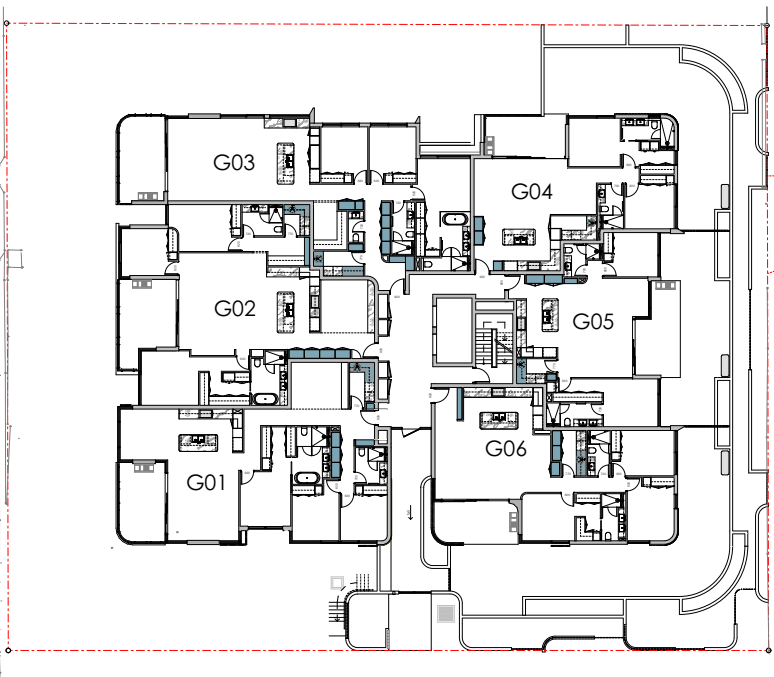
BASEMENT LEVEL 2



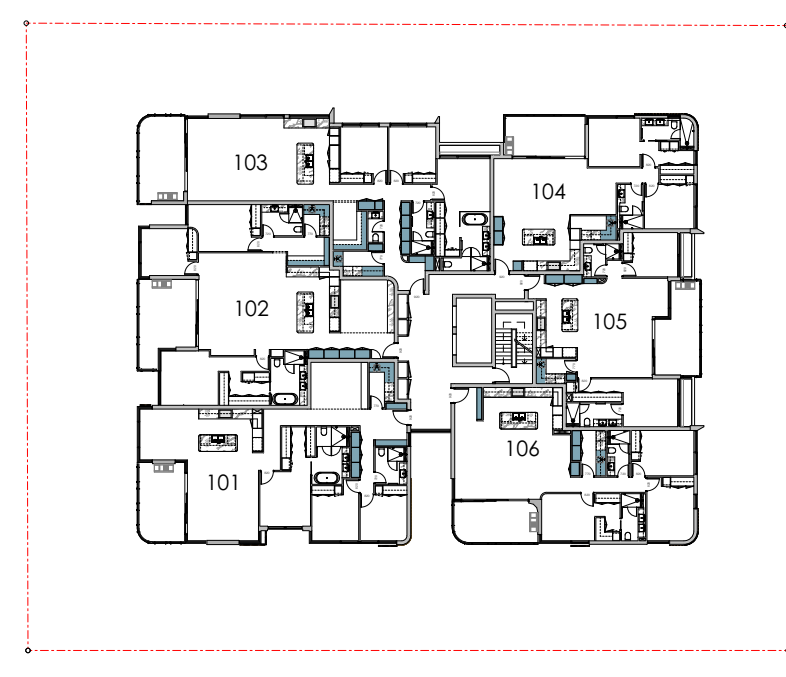
BASEMENT LEVEL 1



LOWER GROUND LEVEL

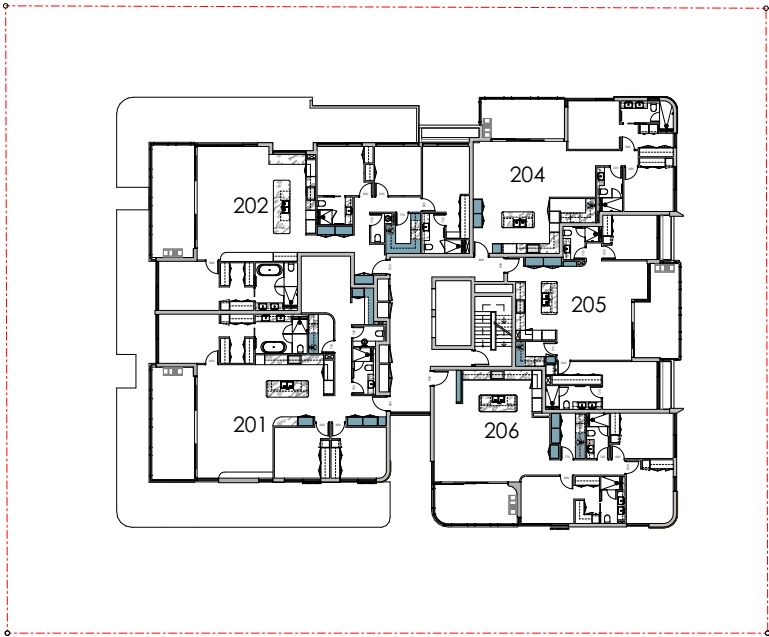


GROUND LEVEL

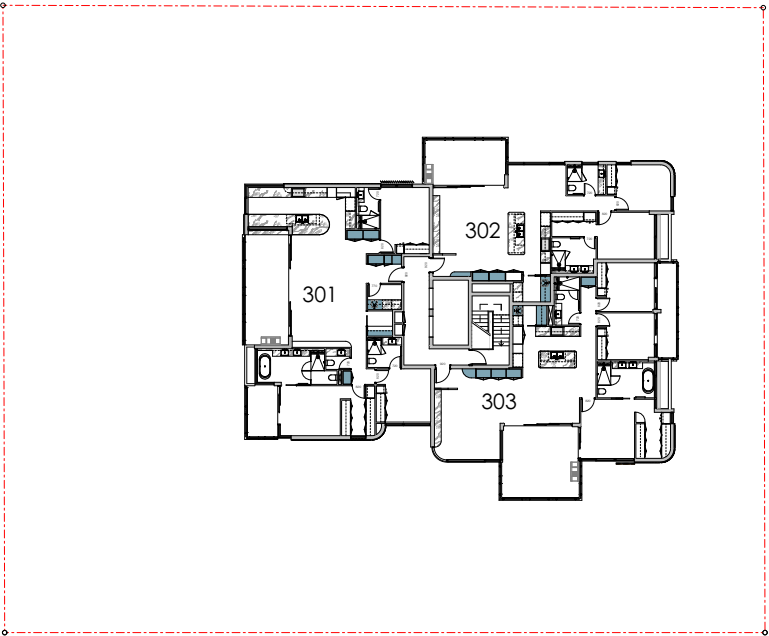


LEVEL 1

DRAWING	DATE	ISSUE	AMENDMENTS
Apartment Storage 1	JOB No.	DWG. No.	Rev.
	NL2433	DA.36	A



LEVEL 2



LEVEL 3

S T O R A G E				
	2 Bed	3 Bed	4 Bed	TOTAL
Number of Units	7	15	1	23
(SEPP 65) Required Rate (m³ / Unit)	8	10	10	
Total Storage Required (m³)	56	150	10	216
Total Storage Provided (m³)	120.88	332.20	23.93	477.01

STORAGE AREAS						
Apartment (# Beds)	LG01 (3)	LG02 (3)	LG03 (3)			TOTAL
Internal (m³)	8.52	10.36	15.31			34.19
Basement Storage (m³)	15.05	14.80	00.00			29.85
TOTAL	23.57	25.16	15.31			64.04

Apartment (# Beds)	G01 (3)	G02 (3)	G03 (3)	G04 (2)	G05 (2)	G06 (3)	TOTAL
Internal (m³)	10.31	10.36	15.31	7.28	6.59	7.70	57.55
Basement Storage (m³)	14.80	00.00	9.12	11.15	11.27	7.52	53.86
TOTAL	25.11	10.36	24.43	18.43	17.86	15.22	111.41

Apartment (# Beds)	101 (3)	102 (3)	103 (3)	104 (2)	105 (2)	106 (3)	TOTAL
Internal (m³)	10.31	10.36	15.31	7.28	6.59	7.70	57.55
Basement Storage (m³)	14.80	14.80	00.00	7.77	7.70	15.15	60.22
TOTAL	25.11	25.16	15.31	15.05	14.29	22.85	117.77

Apartment (# Beds)	201 (3)	202 (4)	204 (2)	205 (2)	206 (3)		TOTAL
Internal (m³)	8.78	9.03	7.28	6.61	7.70		39.40
Basement Storage (m³)	14.90	14.90	7.47	13.32	14.90		65.49
TOTAL	23.68	23.93	14.75	19.93	22.60		104.89

Apartment (# Beds)	301 (3)	302 (2)	303 (3)				TOTAL
Internal (m³)	9.45	5.77	8.99				24.21
Basement Storage (m³)	20.82	14.80	19.07				54.69
TOTAL	30.27	20.57	28.06				78.90

STORAGE AREA SUMMARY		TOTAL
		477.01

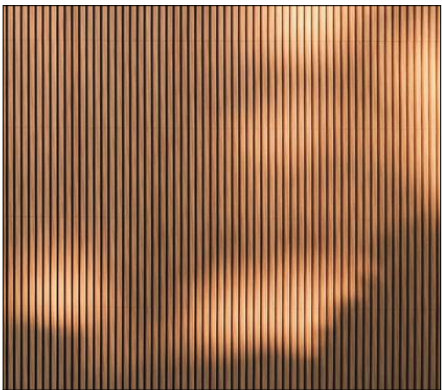
Total Internal Storage	212.90 m³
Total Basement Storage	264.11 m³
Total Provided Storage	477.01 m³

Apartment Storage

MINIMUM AREA SUMMARY	REQUIRED	PROVIDED	EXCESS
(ADG) Min Required Storage	216.00m³	477.01m³	261.01m³

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

1



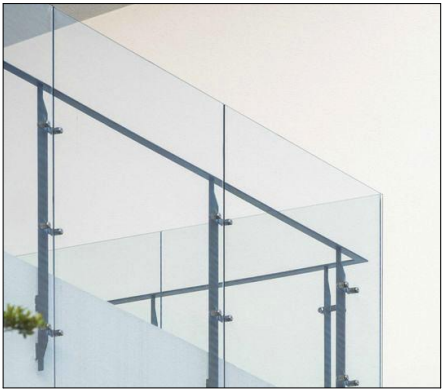
ALUMINIUM PRIVACY SCREEN
Modinex Alu Batten

2



ALUMINIUM CLAD CEILINGS
Modinex Alu Selekt Channel

3



GLASS BALUSTRADE
Chrome Hardware

4



EXTERIOR FEATURE STONE
Eco Outdoor Random Ashlar - Apollo

5



EXTERIOR FEATURE BRICK TILE
Eco Outdoor Mano Bricks - Meda

6



WINDOWS + DOOR FRAMES
Dulux Interpon Powder Coating
Dark Bronze

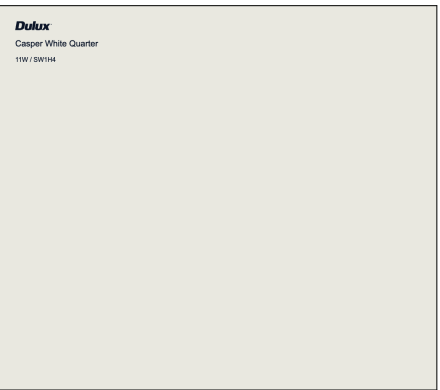
7



STEEL ROUND FENCE
Dulux Interpon Powder Coating
Dark Bronze

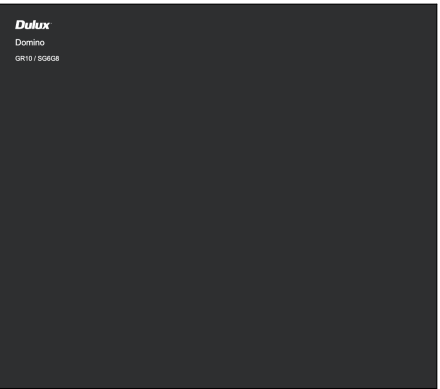


9

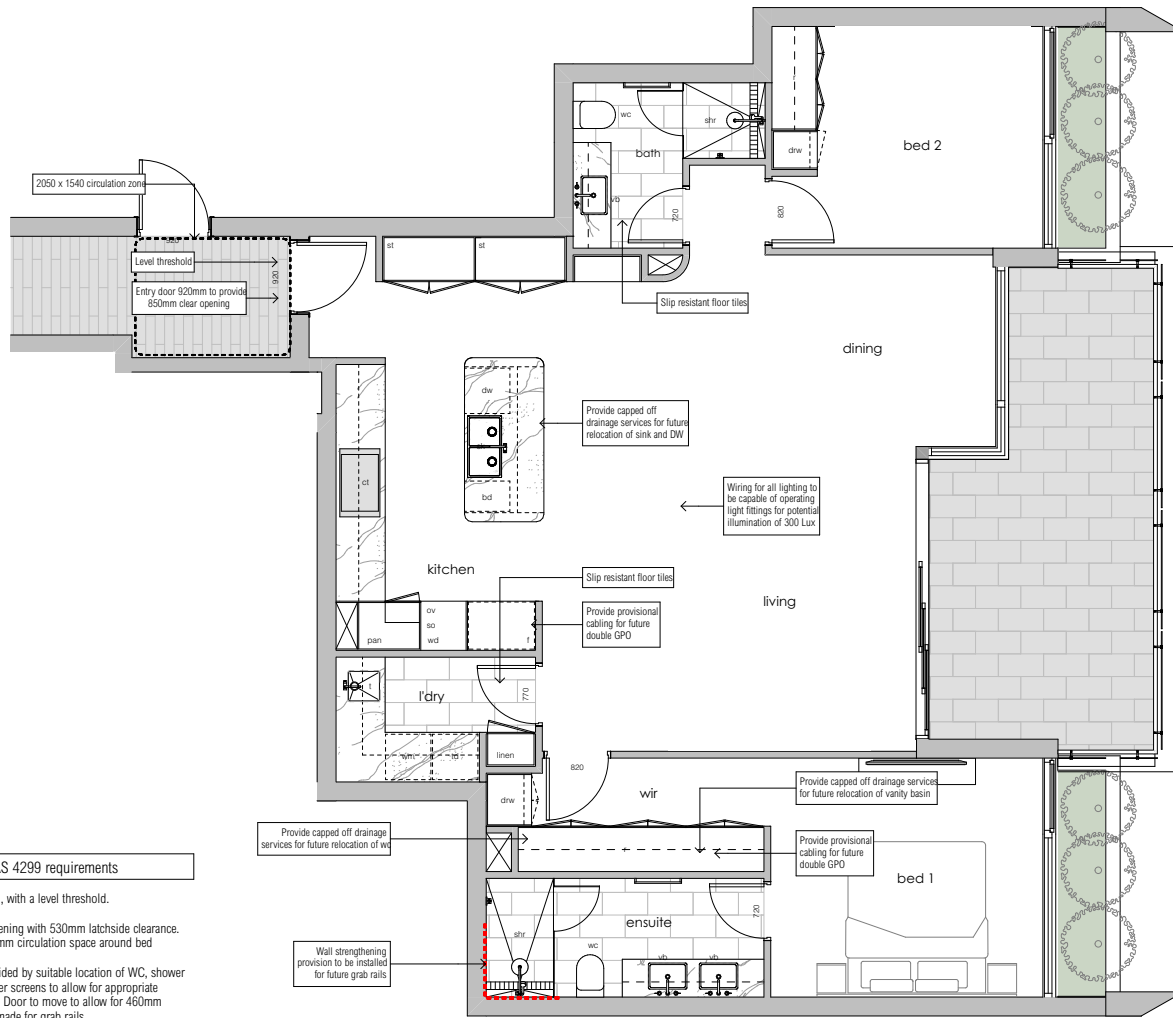


EXTERNAL RENDER - PAINT FINISH
Dulux - Casper White Quarter

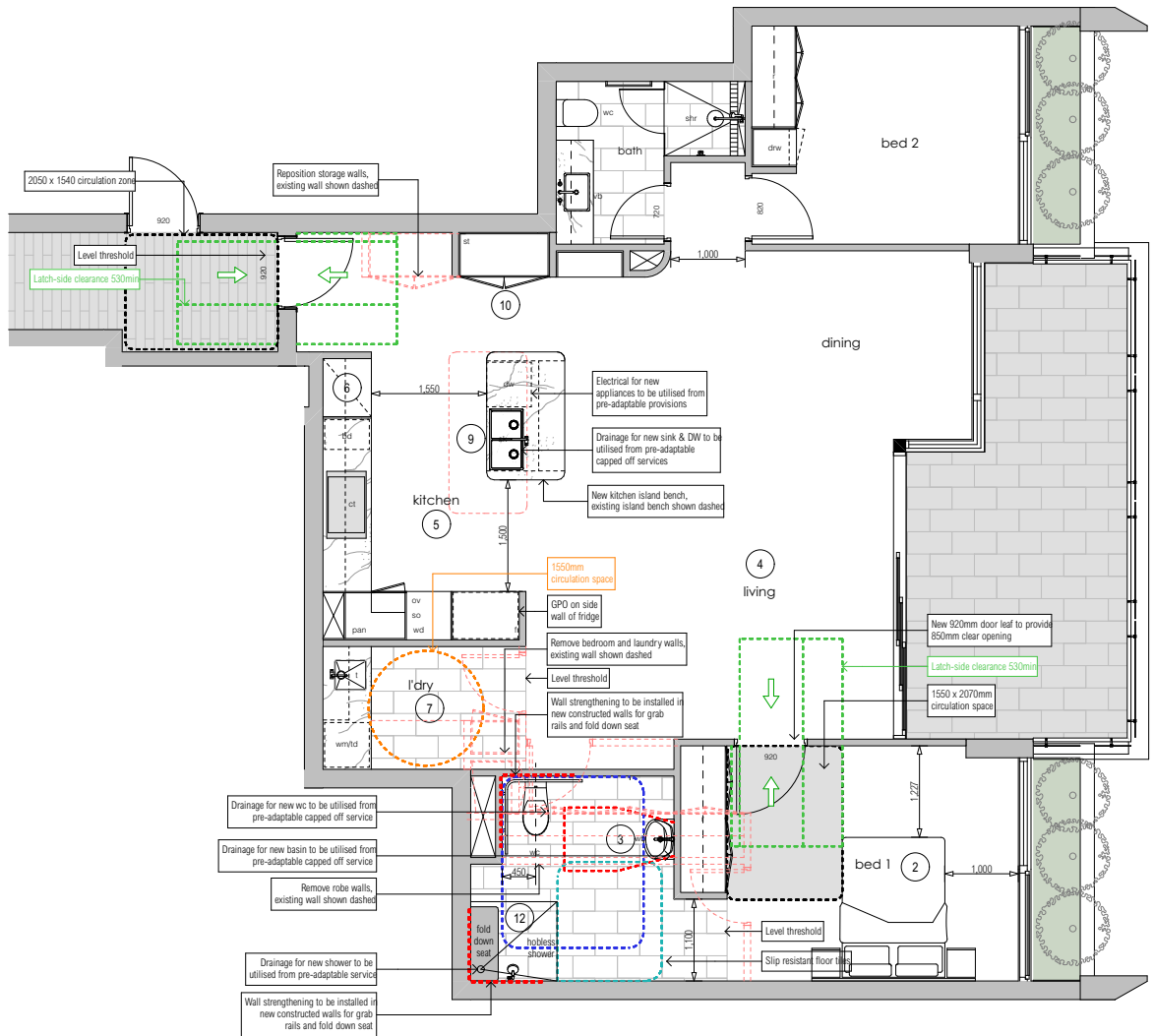
8



EXTERIOR - PAINT FINISH
Dulux - Domino



Apartment G05, 105
Pre-Adaptable



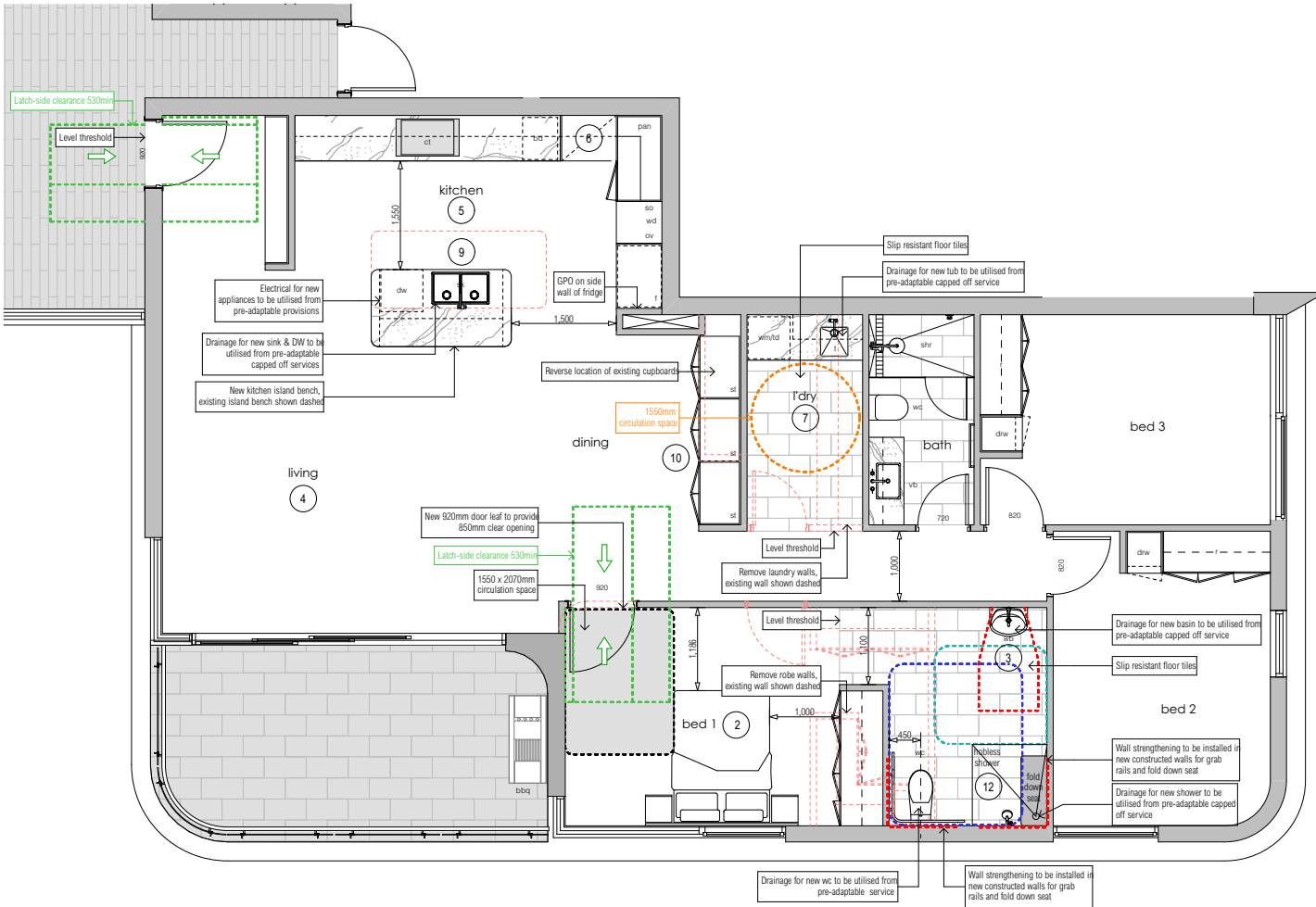
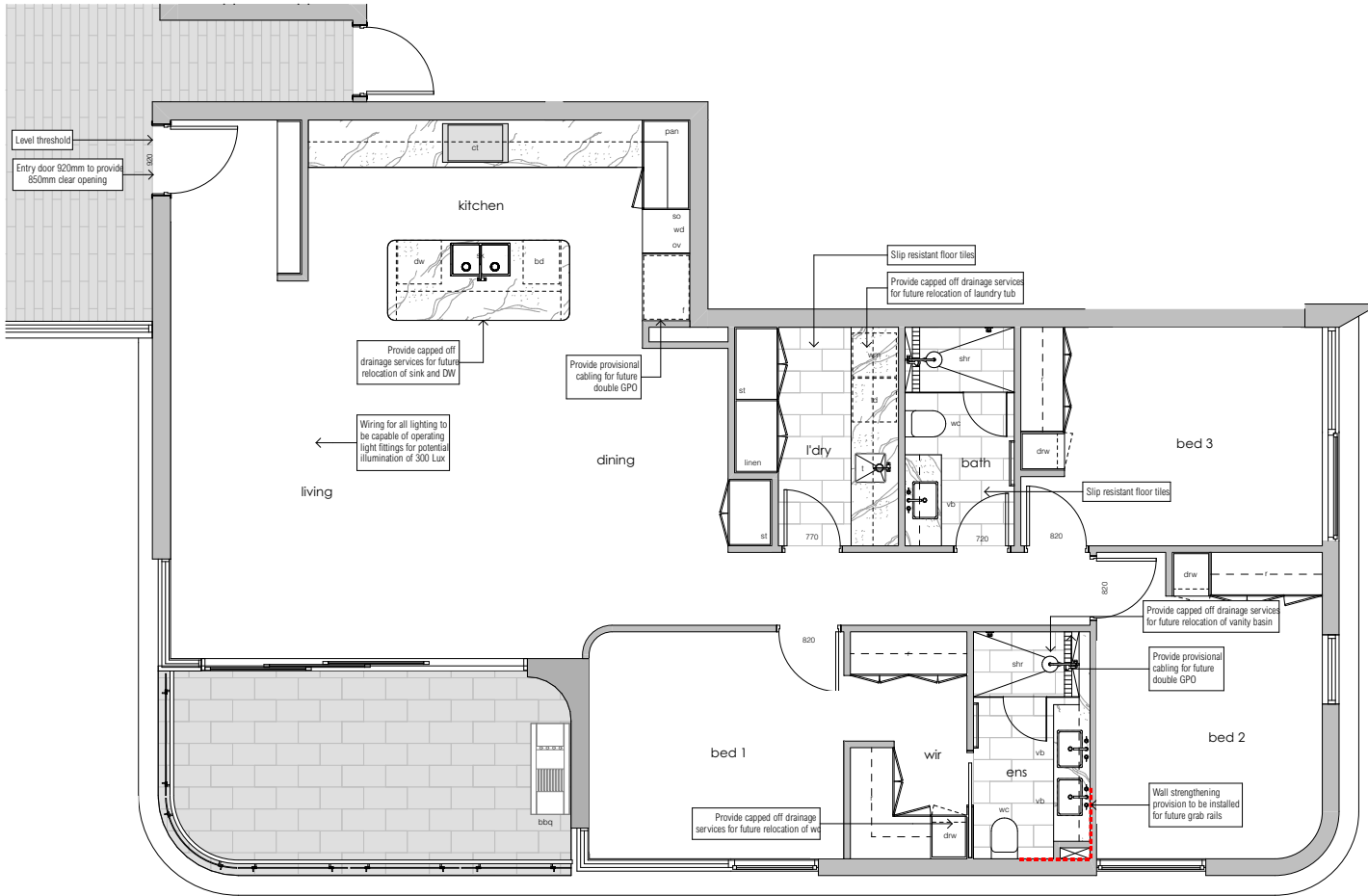
Apartment G05, 105
Post-Adaptable

Comments as per AS 4299 requirements

- 1) Main Entry - 850mm clear opening, with a level threshold.
- 2) Bed 1 - minimum 860mm clear opening with 530mm latchside clearance. Minimum 1000mm and 1550 x 2070mm circulation space around bed
- 3) Ensuite - adequate circulation provided by suitable location of WC, shower and basin. Removal of bath and shower screens to allow for appropriate circulation space as per requirements. Door to move to allow for 460mm latchside clearance. Provisions to be made for grab rails
- 4) Living area has suitable circulation space
- 5) Kitchen - an easily moveable island bench to provide adequate circulation space of minimum 1550mm and 1200mm clear corridor. Provisional plumbing & electrical work allocated for future adaptation. Cooktop, oven & refrigerator have adjacent work surfaces of minimum 800mm as per AS 4299
- 6) Counter - bench height to be replaceable to move within height range of 750mm-850mm above FFL
- 7) Laundry - minimum circulation space of 1550mm achieved.
- 8) Carparking - as per AS2890, the adaptable carpark are greater than the minimum dimension of 3200mm x 5400mm
- 9) Sink Tapware - tapset located within 300mm of front of sink
- 10) Adjustable Shelving - depth 600mm max up to 800mm above FFL. Depth 450mm max from 800-1500mm. Depth max 300mm above 1500mm.
- 11) Linen Cupboard - Min 600mm wide with adjustable shelving
- 12) Shower - Minimum size 1160x1100 no hob recess. Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail.

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

03.02.25 A Development Application Issue



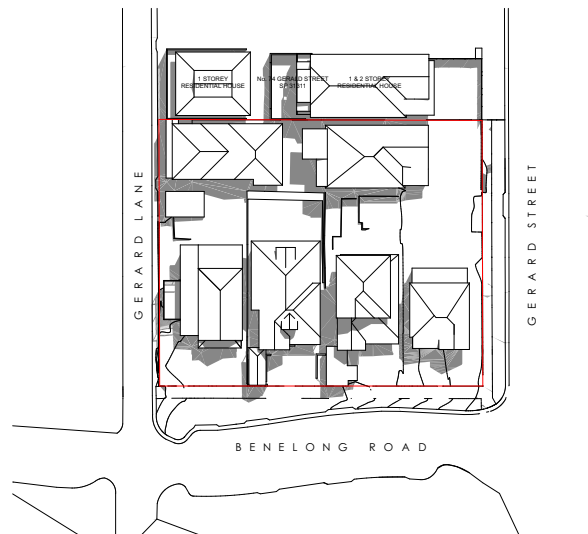
Comments as per AS 4299 requirements

- 1) Main Entry - 850mm clear opening, with a level threshold.
- 2) Bed 1 - minimum 860mm clear opening with 530mm latchside clearance. Minimum 1000mm and 1550 x 2070mm circulation space around bed
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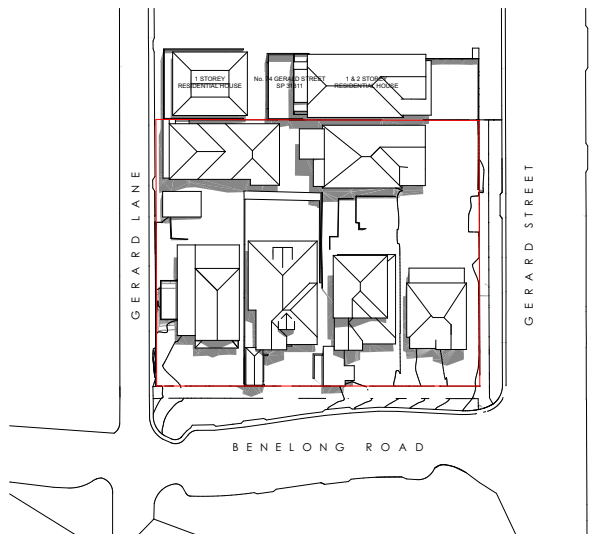
Apartment G06, 106, 206
Pre-Adaptable

Apartment G06, 106, 206
Post-Adaptable

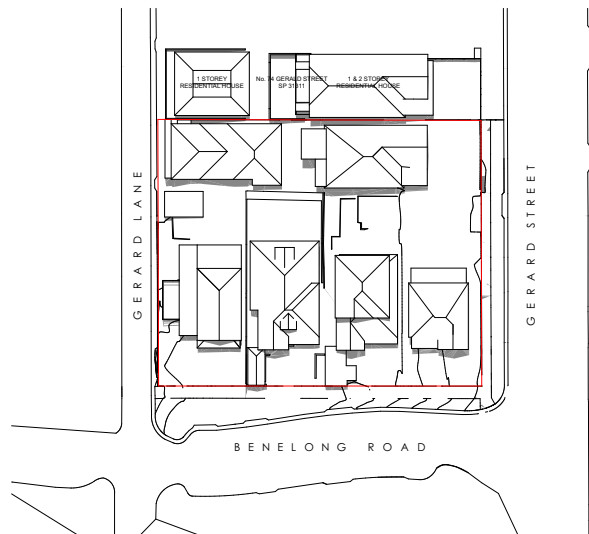
REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Sun Study - Existing December				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118



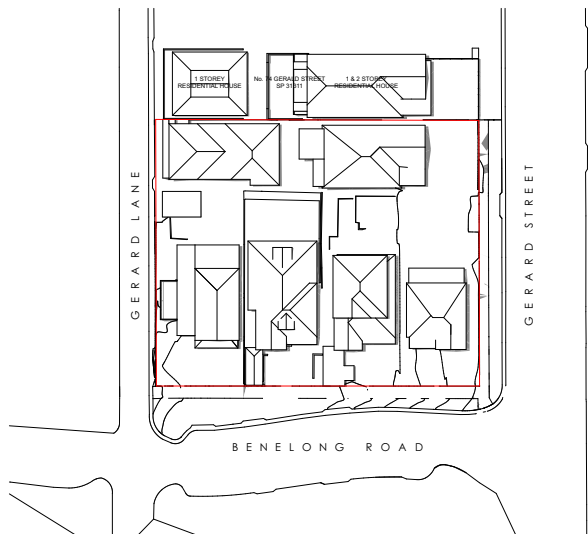
Dec 21 - 9AM



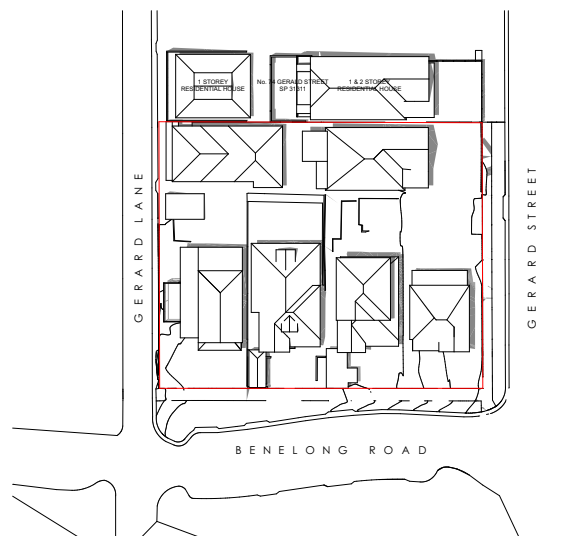
Dec 21 - 10AM



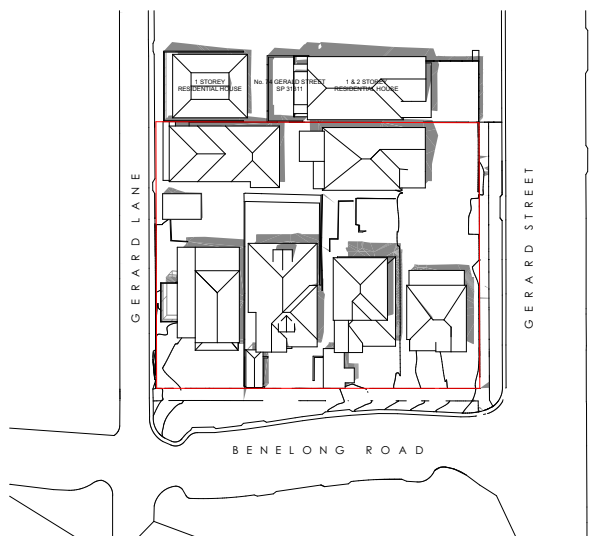
Dec 21 - 11AM



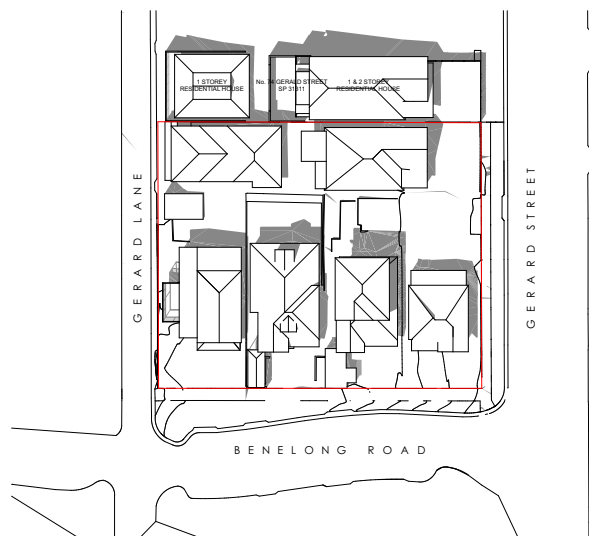
Dec 21 - 12PM



Dec 21 - 1PM



Dec 21 - 2PM

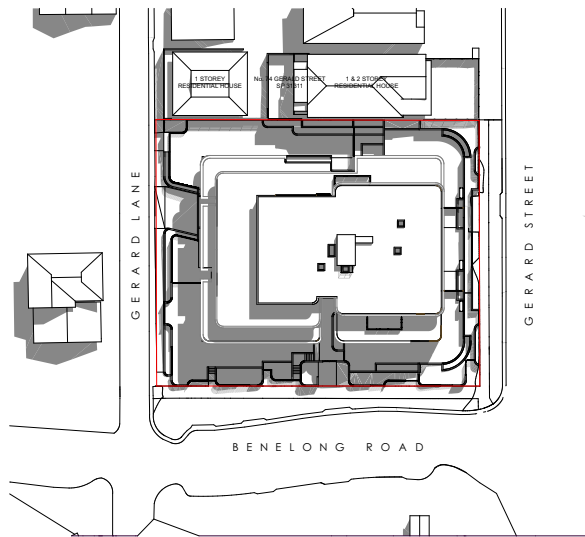


Dec 21 - 3PM

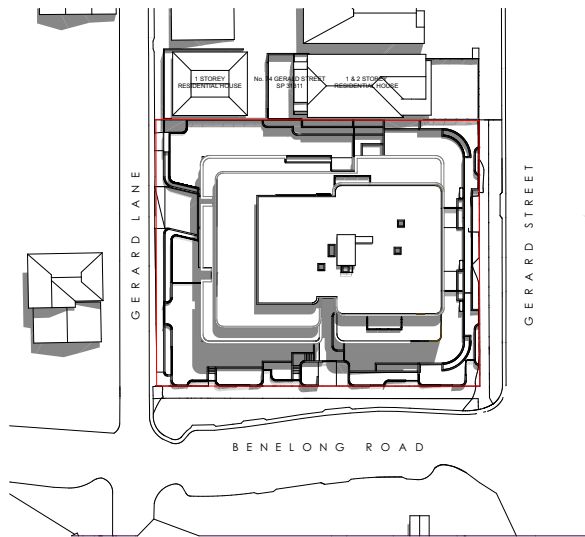
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING		03.02.25 A Development Application Issue		
DATE	ISSUE	AMENDMENTS		
JOB No.	DWG. No.	Rev.		
NL2433	DA.41	A		

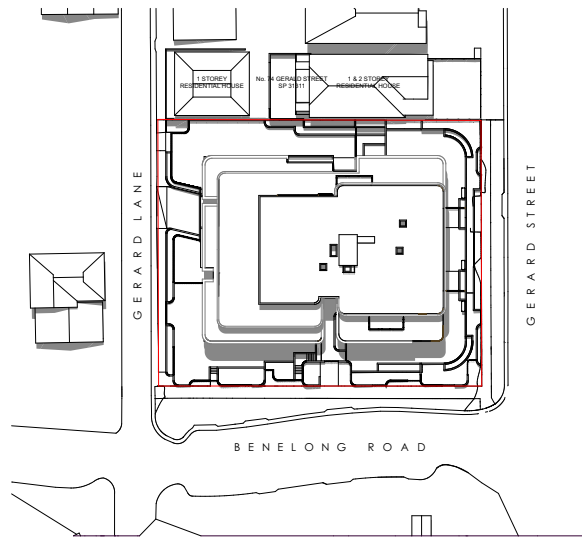
REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Sun Study - Proposed December				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118



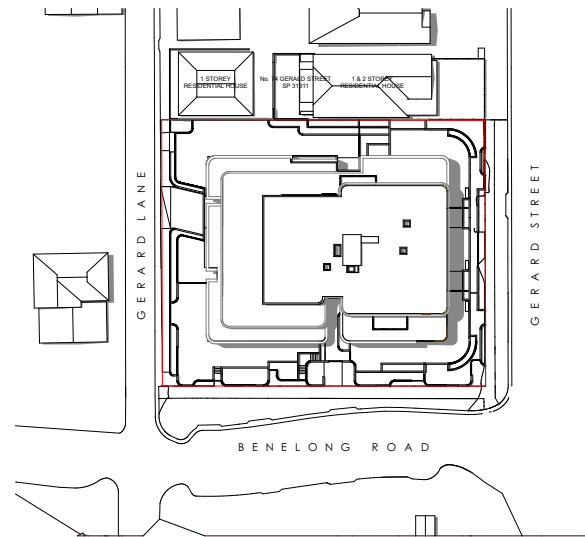
Dec 21 - 9AM



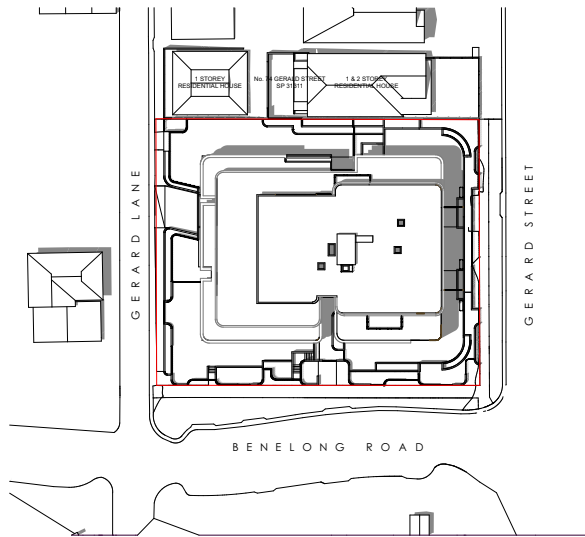
Dec 21 - 10AM



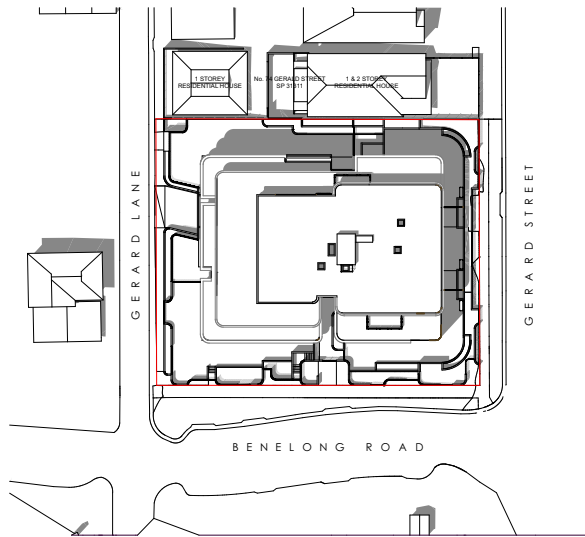
Dec 21 - 11AM



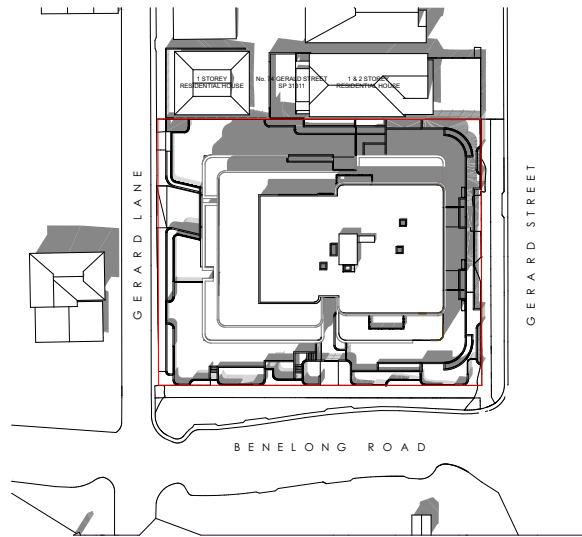
Dec 21 - 12PM



Dec 21 - 1PM



Dec 21 - 2PM

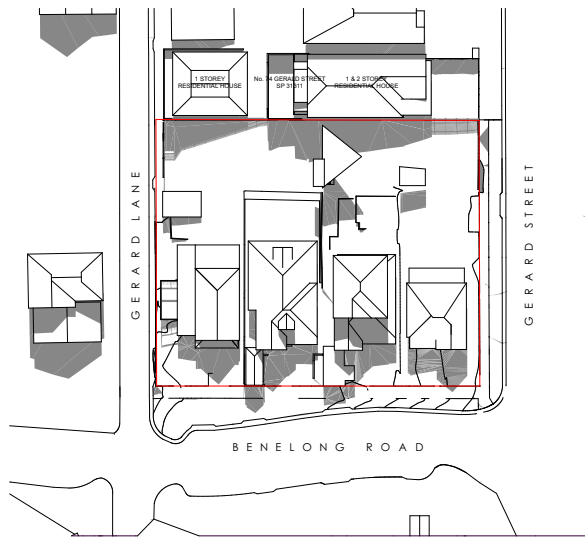


Dec 21 - 3PM

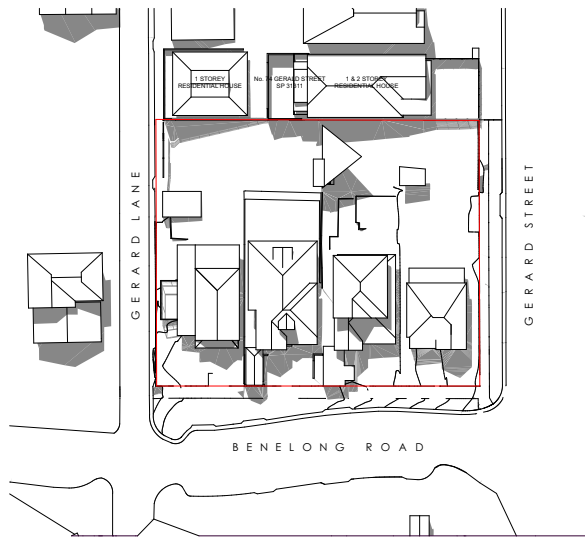
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING	03.02.25 A Development Application Issue		
	DATE	ISSUE	AMENDMENTS
Sun Study - Proposed December	JOB No.	DWG. No.	Rev.
	NL2433	DA.42	A

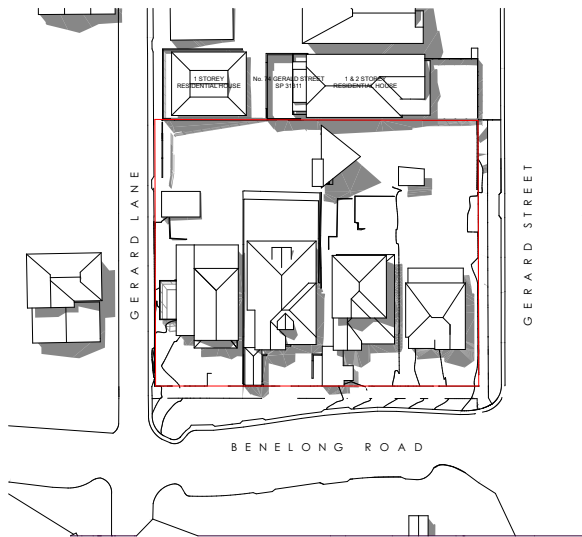
REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Sun Study - Existing September				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118



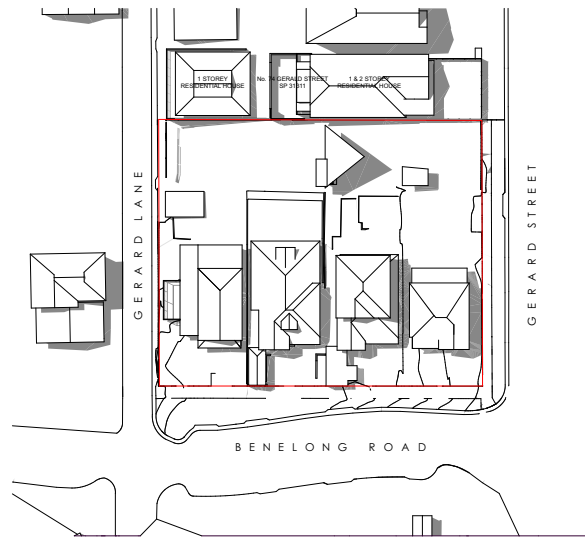
Sep 21 - 9AM



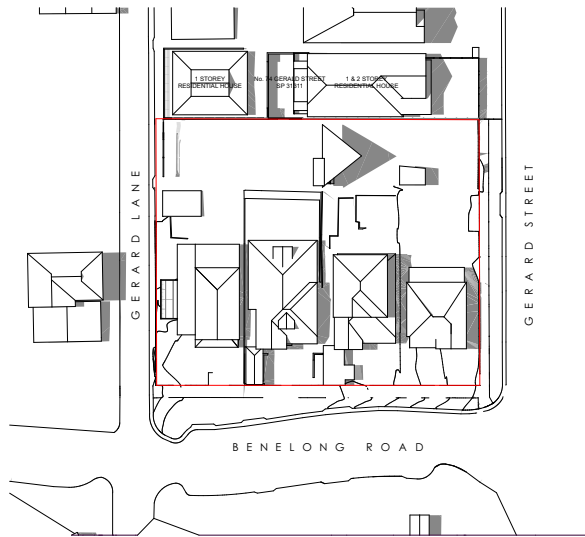
Sep 21 - 10AM



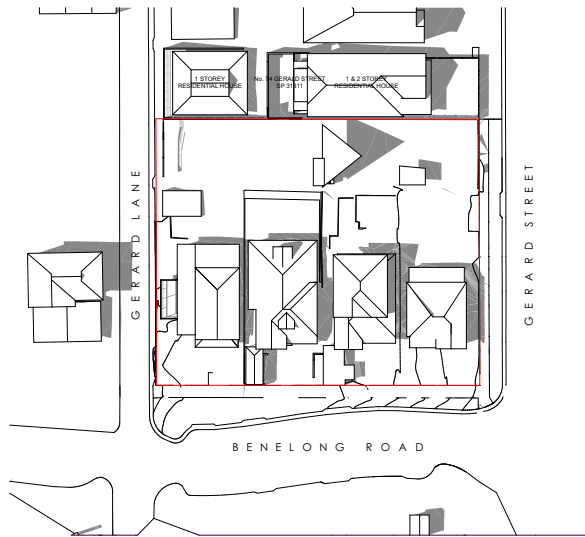
Sep 21 - 11AM



Sep 21 - 12PM



Sep 21 - 1PM



Sep 21 - 2PM

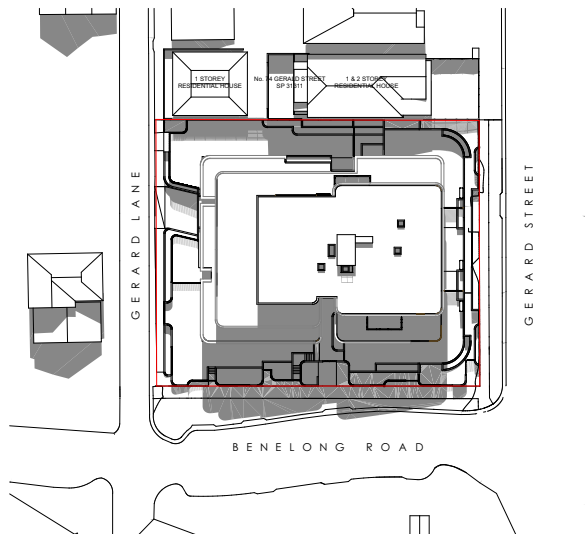


Sep 21 - 3PM

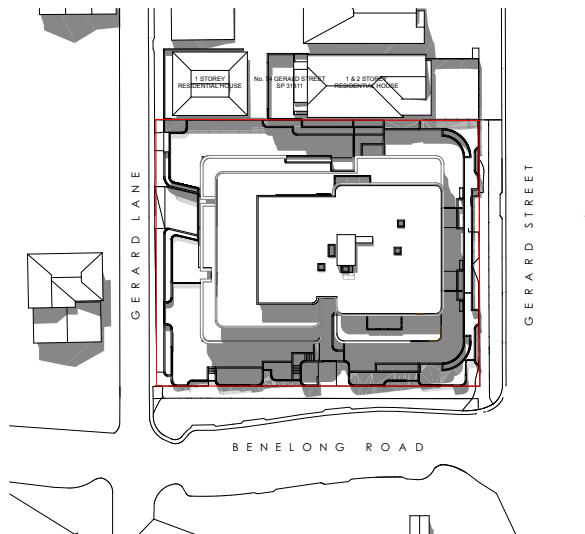
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING	DATE	ISSUE	AMENDMENTS
Sun Study - Existing September	JOB No.	DWG. No.	Rev.
	NL2433	DA.43	A

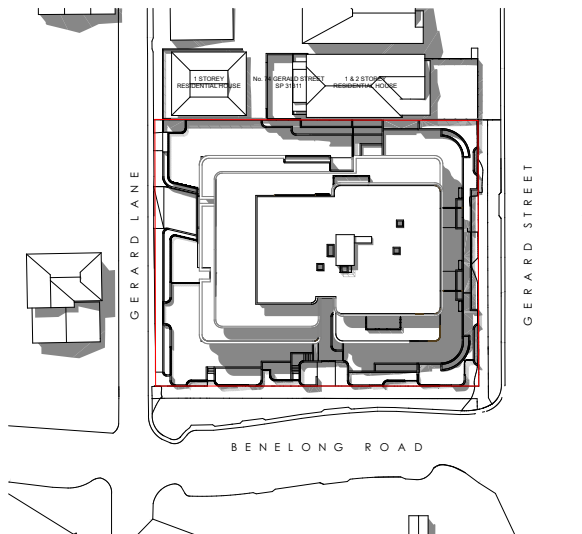
REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Sun Study - Proposed September				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118



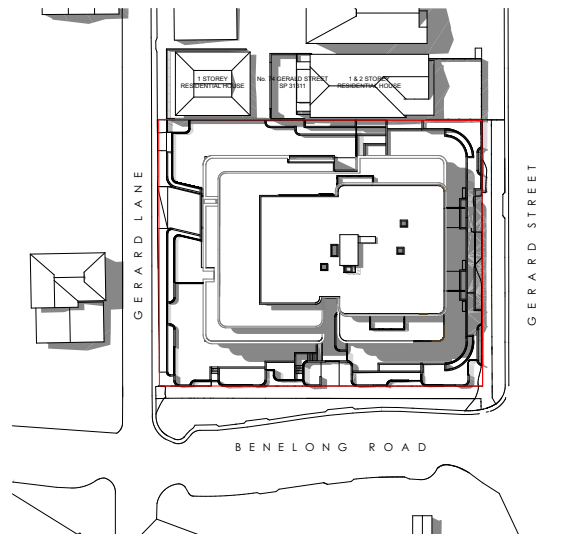
Sep 21 - 9AM



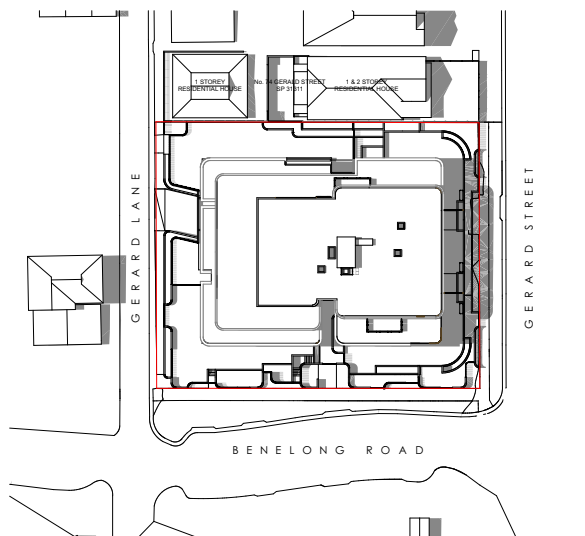
Sep 21 - 10AM



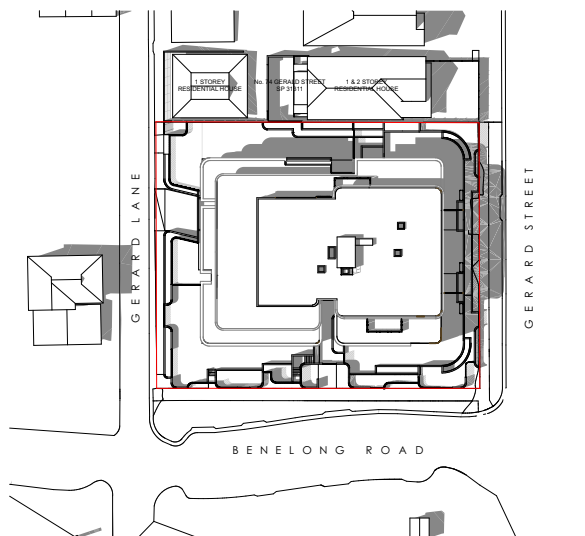
Sep 21 - 11AM



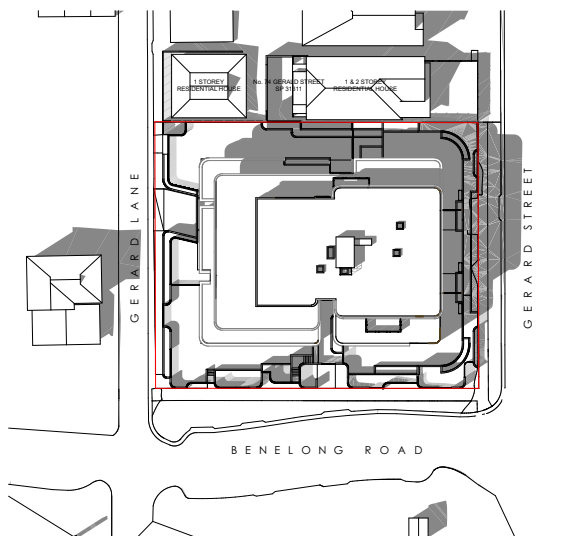
Sep 21 - 12PM



Sep 21 - 1PM



Sep 21 - 2PM

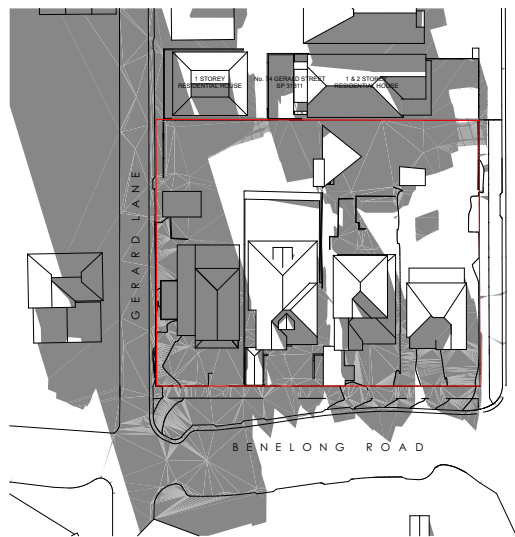


Sep 21 - 3PM

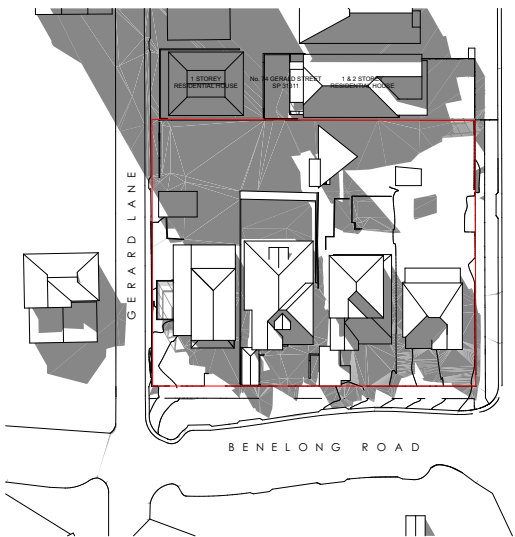
Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING	03.02.25 A Development Application Issue		
	DATE	ISSUE	AMENDMENTS
Sun Study - Proposed September	JOB No.	DWG. No.	Rev.
	NL2433	DA.44	A

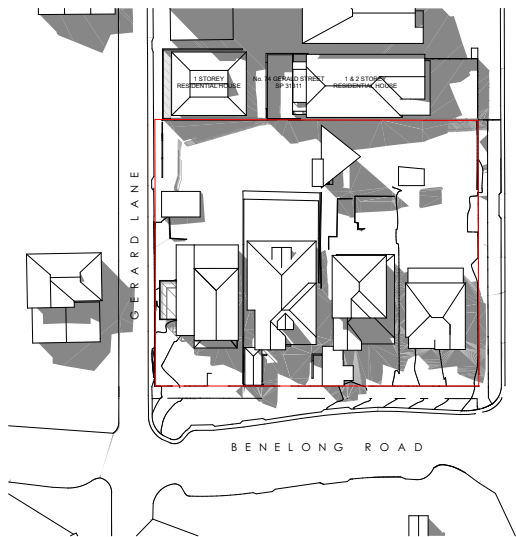
REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Sun Study - Existing June				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118



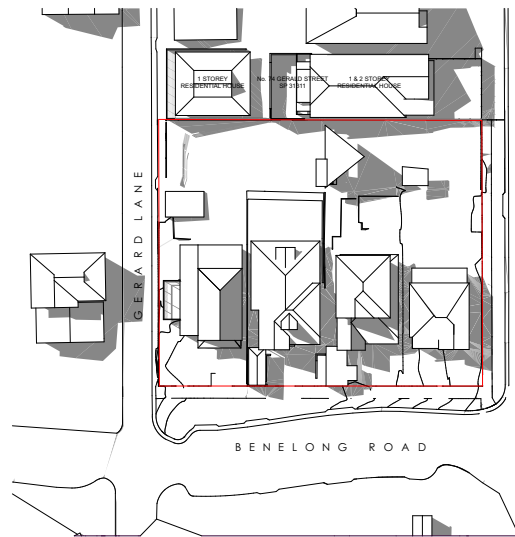
June 21 - 9AM



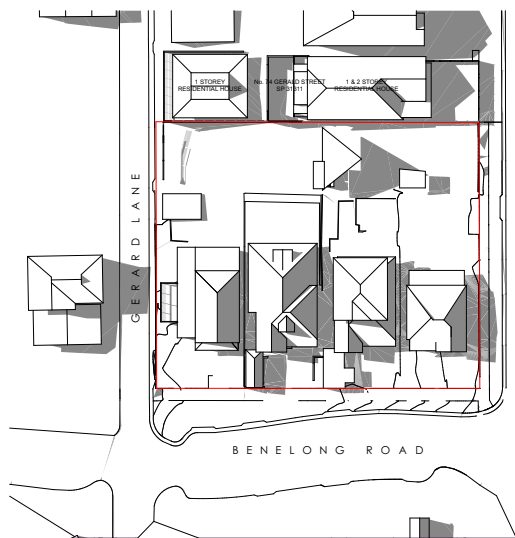
June 21 - 10AM



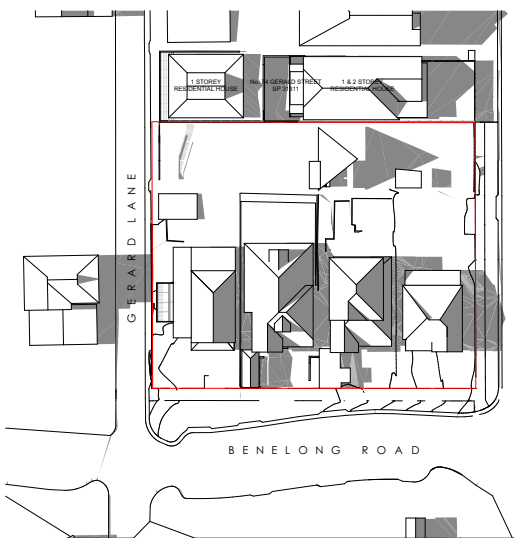
June 21 - 11AM



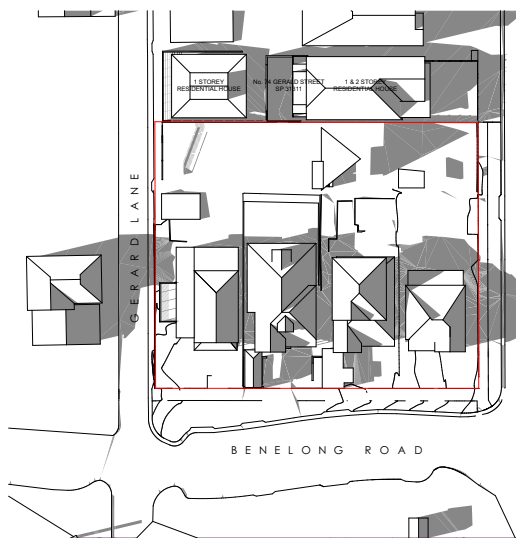
June 21 - 12PM



June 21 - 1PM



June 21 - 2PM



June 21 - 3PM

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

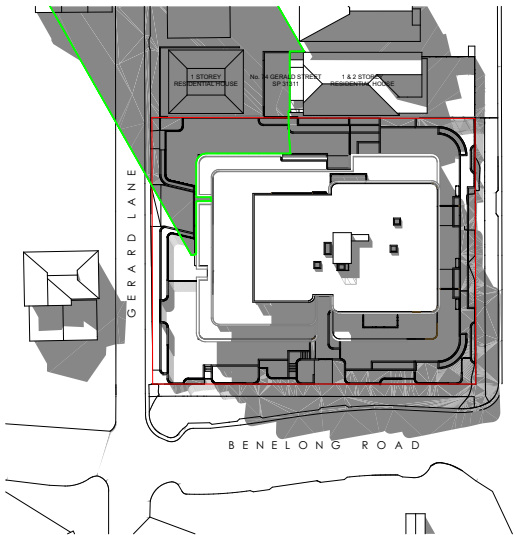
DRAWING	DATE	ISSUE	AMENDMENTS
Sun Study - Existing June	JOB No.	DWG. No.	Rev.
	NL2433	DA.45	A

REGULATED DESIGN RECORD				
Project Address: 118-124 Benelong Rd & 72 Gerard St, Cremorne, NSW				
Project Title: Apartment Development				
Consent No.		Body Corporate No.		
Drawing Title: Sun Study - Proposed June				
Revision	Date	Description	DP Name	Reg No.
A	03.02.2025	DA Application	M. GOLOMBICK	PDP0000118

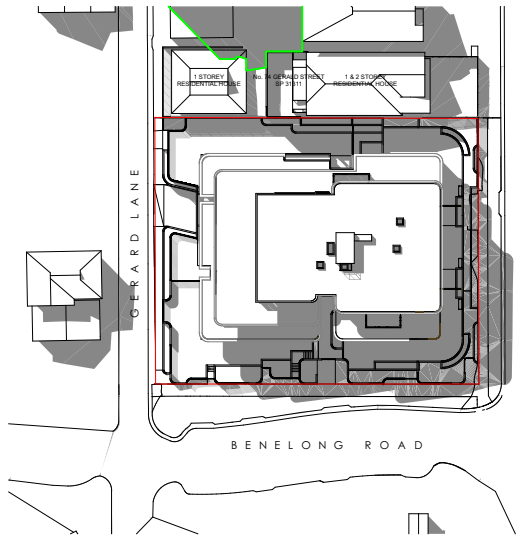


June 21 - 9AM

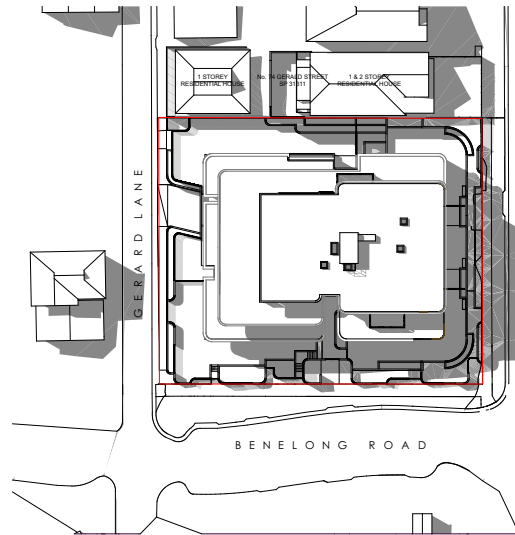
Shadow from 6-12 Prospect Avenue



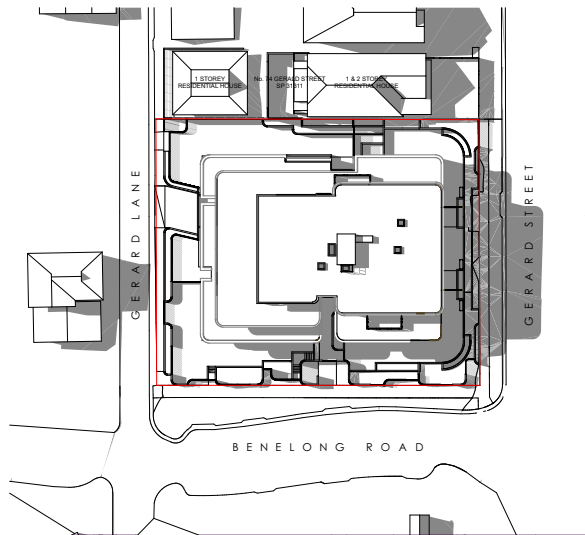
June 21 - 10AM



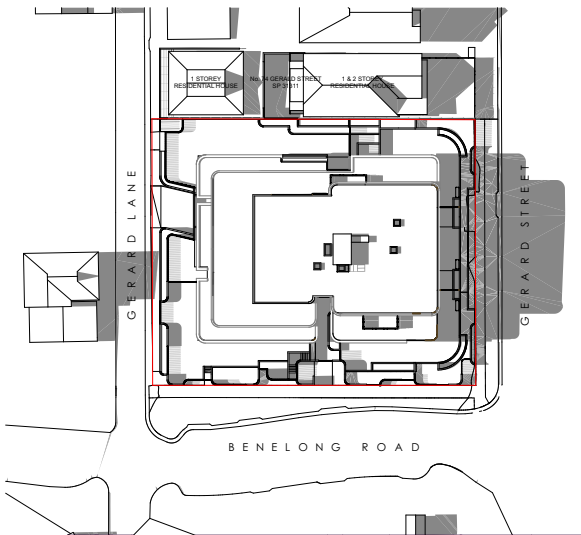
June 21 - 11AM



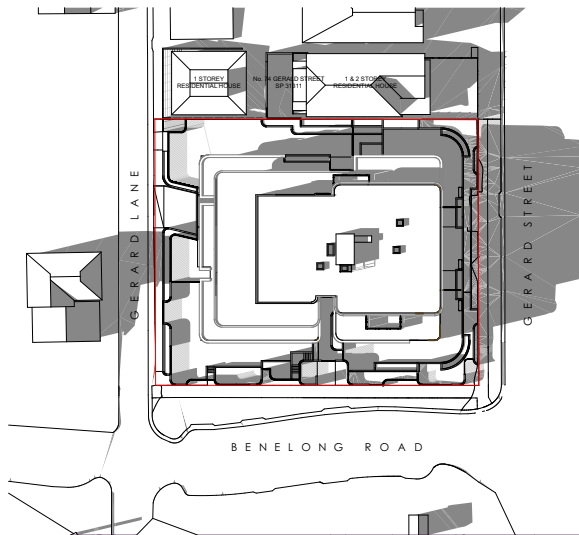
June 21 - 12PM



June 21 - 1PM



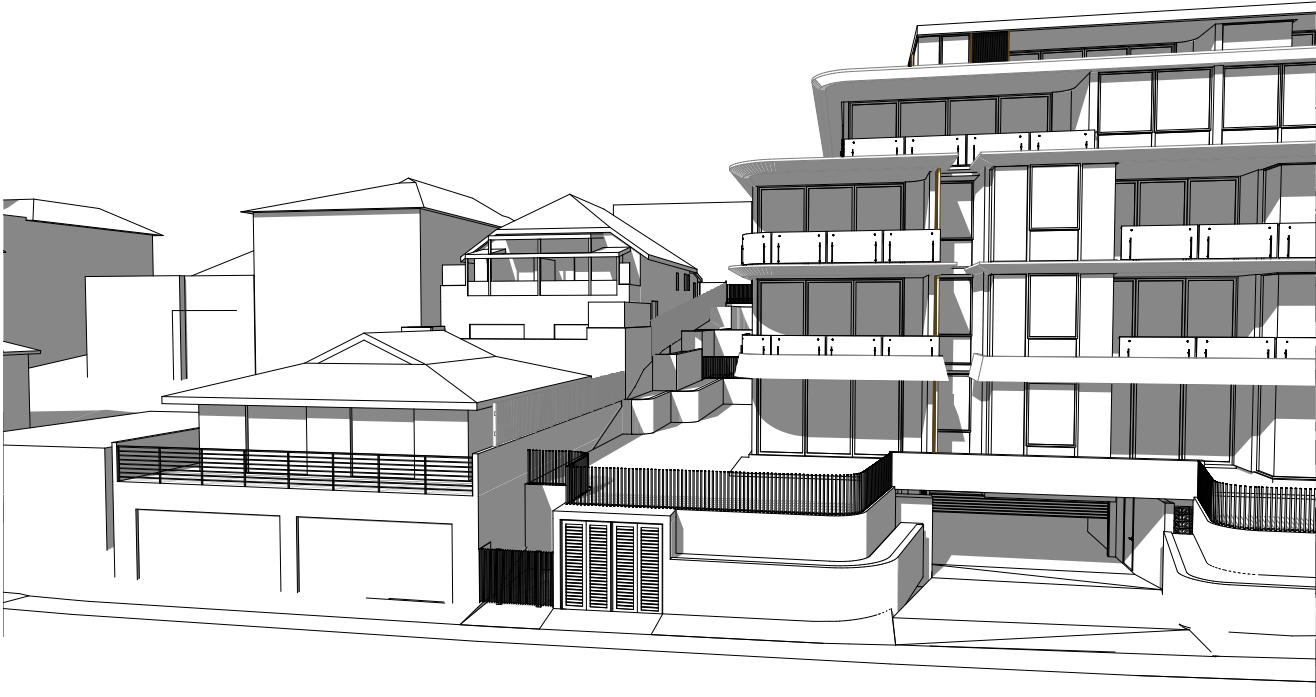
June 21 - 2PM



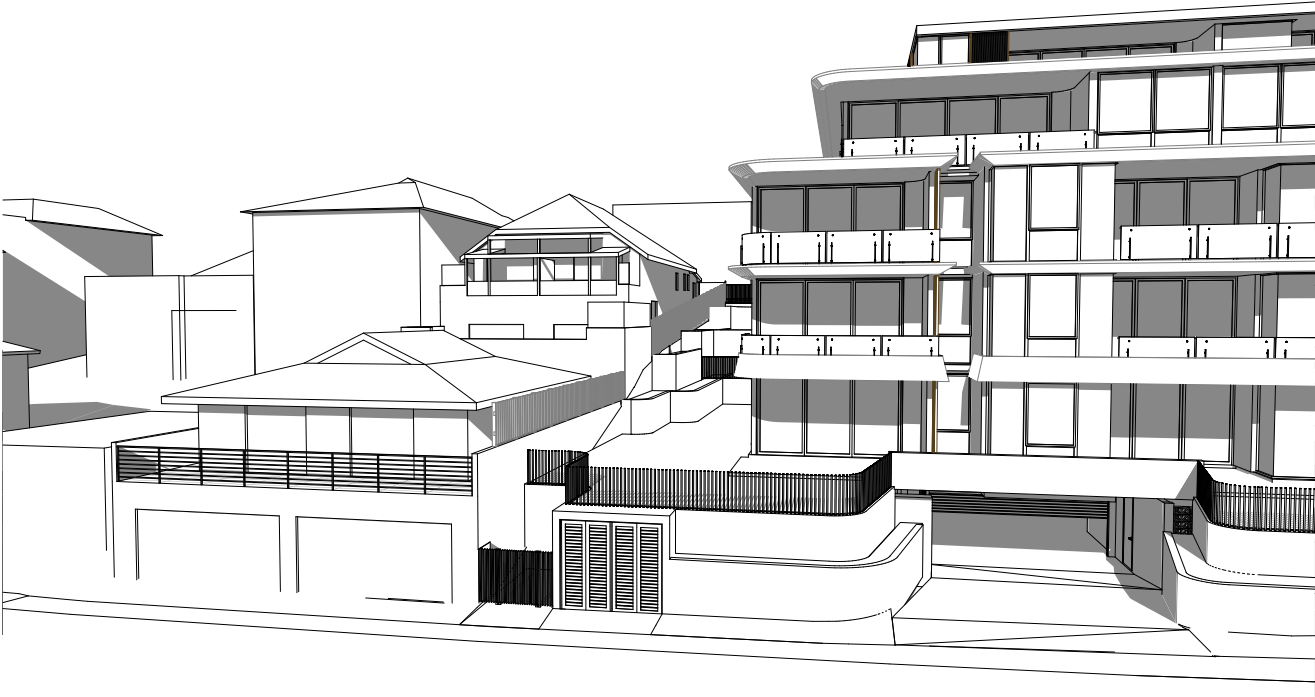
June 21 - 3PM

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

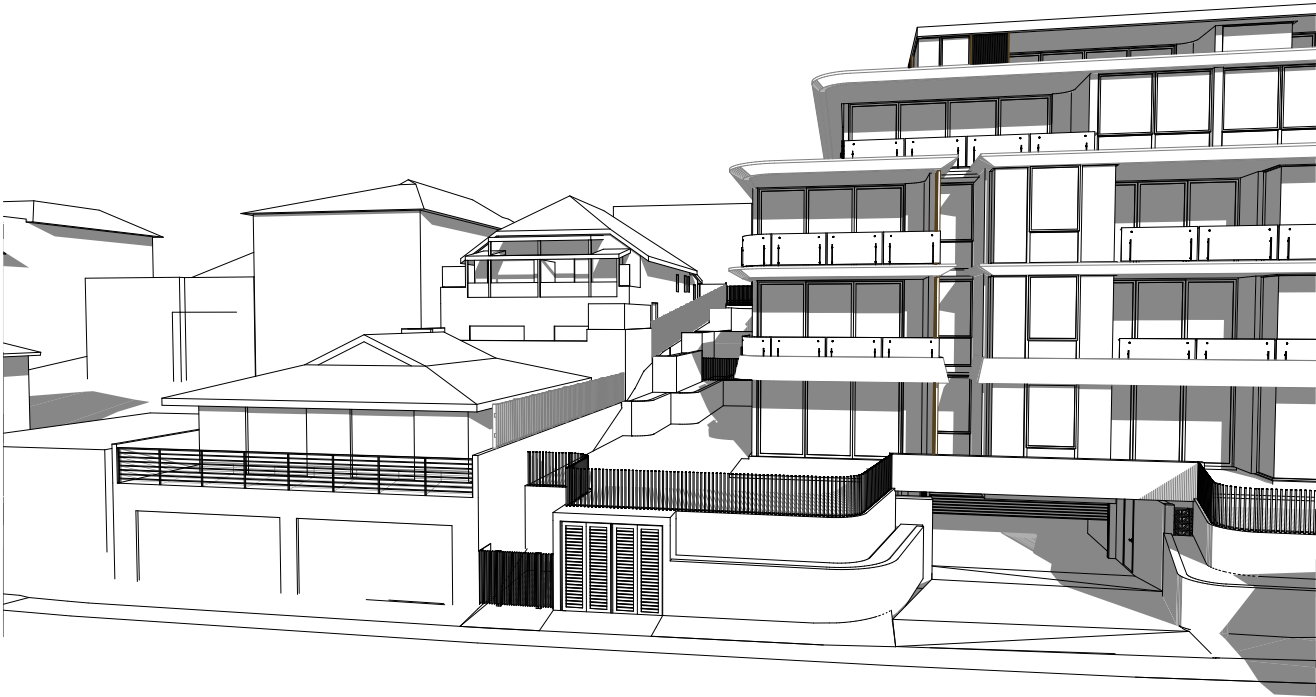
DRAWING	03.02.25 A Development Application Issue		
	DATE	ISSUE	AMENDMENTS
Sun Study - Proposed June	JOB No.	DWG. No.	Rev.
	NL2433	DA.46	A



June 21 - 1PM



June 21 - 2PM



June 21 - 3PM

Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

DRAWING	DATE	ISSUE	AMENDMENTS
Sun Study - Elevational Shadows	JOB No.	DWG. No.	Rev.
	NL2433	DA.47	A