



TRANSCRIPT OF MEETING

RE: PATHWAYS CREMORNE SENIORS HOUSING (SSD-49472213)

APPLICANT MEETING

PANEL:	KEN KANOFSKI (CHAIR) SUELLEN FITZGERALD DUNCAN MARSHALL
OFFICE OF THE IPC:	KENDALL CLYDSDALE PHOEBE JARVIS
APPLICANT REPRESENTATIVES:	GRAEME SKERRITT (Pathways) TINA CHRISTY (Gyde Consulting) TAI ROPIHA (CHROFI Architects) MARKAM RALPH (MDP Architecture) JENNIFER HILL (Architectural Projects) KATY SVALBE (Svalbe & Co.) BRENDAN MOAR (Landscape Architect)
LOCATION:	ZOOM VIDEOCONFERENCE
DATE:	2:15PM – 3:00PM TUESDAY, 25 th FEBRUARY 2025

<THE MEETING COMMENCED

MR KEN KANOFSKI: Okay. Have we got everyone?

5 **MS TINA CHRISTY:** I think so. Hi, it's Tina Christy here from the Applicant.

MR KANOFSKI: Hi, look, good to meet you. But we might – I have to do a bit of an opening statement, which I might do, and then we'll do kind of formal introductions after that, if that makes sense?

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MS CHRISTY: Yes.

MR KANOFSKI: So, look, welcome everyone. And I'd like to acknowledge the traditional custodians of the lands, various lands from which we're meeting, I'm on Wangal country, and pay my respects to Elders past, present and emerging.

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Today's meeting is to discuss the Pathways Cremorne Seniors Housing (State Significant Development 49472213), which is currently before the Commission for determination.

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The Applicant proposes to construct and operate a four to seven-storey seniors housing development comprising of 58 independent living units, a residential aged care facility containing 41 beds and supporting ancillary uses, located in Cremorne within the North Sydney Council local government area.

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My name is Ken Kanofski. I'm the Chair of this Commission Panel, and I am joined by my fellow commissioners, Suellen Fitzgerald and Duncan Marshall. We're also joined by Kendall Clydsdale and Phoebe Jarvis from the office of the Independent Planning Commission.

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In the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded, and a complete transcript will be produced and made available on the Commission's website.

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This meeting is one part of the Commission's consideration of this matter and will form one of several sources of information upon which the Commission will base its determination. It is important for the commissioners to ask questions of attendees and to clarify issues whenever it's considered appropriate. If you're asked a question and you're not in a position to answer, please feel free to take the question on notice and provide any additional information in writing, which will then put up on our website.

40

I request that all members here today introduce themselves before speaking for the first time – we'll do some introductions anyway, in a second – and for all members to ensure that they do not speak over the top of each other, to ensure the accuracy of the transcript.

45

So, thank you, and we'll get started now with the formalities out of the way. So, as

I said in the introduction, I'm Ken Kanofski, and we have Suellen Fitzgerald and Duncan Marshall. And yes, it'll be good for you to introduce your team.

5 **MS CHRISTY:** Hi, my name is Tina Christy from Gyde Consulting, we're the planning firm. And online today I've got Tai and Markam from CHROFI and MDP Architects, respectively. We've got Jennifer Hill from Heritage, Katy and Brendan from Landscape. And then we've also got Graeme from Pathways, who's the actual Applicant, if you're got any questions for him.

10 If it's fine with the Panel, we might share our screen and go into the slide. Is that OK?

MR KANOFSKI: Yes, that'll be fantastic. Thank you.

15 **MS CHRISTY:** Excellent. So, Tai is going to share the slide, but if anything happens, I'm a backup.

20 **MR DUNCAN MARSHALL:** Ken, can I just ... Tina, you mentioned that Graham was somewhere on the ...

MS CHRISTY: Graeme Skerritt. Yes, he was going to join us, he doesn't seem to be online at the moment. He might come in later. He's from Pathways.

25 **MR MARSHALL:** Yes, maybe there's some technical issue. Thank you.

MS CHRISTY: Maybe. So, I'll just ...

MR TAI ROPIHA: Tina, can you hear me?

30 **MS CHRISTY:** Yes, we can.

MR ROPIHA: Yes, terrific. I seem to have an issue with screen sharing at the moment. Might be to do with the recording. I'm just trying to problem solve it.

35 **MS CHRISTY:** Do you want me to share?

MR ROPIHA: It might be good if you could, thanks, please.

40 **MS CHRISTY:** OK. Let's see how I go. OK, can everyone ...?

[All say yes]

MR KANOFSKI: Yes, thank you.

45 **MS CHRISTY:** Excellent. OK. We've started. All right. So, Ken, as you explained, the application before the Panel is on behalf of Pathways and is for a combined residential care facility and ILU development. It is over four separate buildings consisting of a mixture of one storey, four storeys, and seven storeys. I

just wanted to clarify the report does in some instances talk about an eight-storeyed building, our proposal is a maximum seven storeys, so I just wanted to confirm that.

5 It involves the retention of six heritage listed cottages, provision of public-through site link and then associated basement and landscaping works. Pathways are a reputable long-standing company. They provide high-end seniors housing, and they are serious about good design and ensuring the functionality of the housing for the intended users.

10 Acknowledgement of country; you've already done the acknowledgement of country, so we'd just like to acknowledge the Cammeraygal people, the traditional owners of the land of this project. We pay our respects to Elders past, present and future.

15 Graeme's just advised that he is having some difficulties and he's coming. So, he'll join us as soon as he can.

20 OK. So, the presentation today, we're going to – all of us are going to take turns talking about our respective expertise. So, we will go through the contents as per the agenda that was given to us, and I'll actually refer to Jennifer for the heritage. Is Jennifer online?

25 **MS JENNIFER HILL:** Yes, I am.

MS CHRISTY: OK.

30 **MS HILL:** For some reason, my video's not turning out. I'll try it again. Great. All right. OK. Good. So, the two key historic layers to the site are the Indigenous layer recognised by our acknowledgement of country and interpreted in the remnant vegetation and the cross-through link which will be discussed later.

35 The built heritage layer is recognised by the buildings retained, the heritage items. There are six heritage items on the right-hand side which are retained. One of them is the semi-detached building. They retain significant fabric through this proposal, and they reinstate front gardens, fences and street trees, and interpret the former character of the street. And the location of the retained buildings, which previously was a different group of buildings, was adjusted as a result of the heritage listing. So, the heritage on this site is retained and the report from the Department supports that position.

40 Great. You can see the heritage items listed there opposite the Orpheum. And the next slide is showing the range – they're quite modest houses, in a group of four houses and a duplex also assists in the setting that sits opposite the Cremorne Orpheum.

45 **MR ROPIHA:** Tai from CHROFI Architects. Thanks, Tina. So, look, it's hard to imagine a place better suited to seniors housing. It's central, it's urban and it has

access to high-frequency transport. It's relatively flat and dense with shops, medical services, supermarket, food and beverage options. It's a great choice for seniors who want to remain engaged with the city and their community and want to live with independence, all of which we know lead to better health and wellbeing outcomes.

Thanks, Tina. Parraween Street is characterised by recent high-density developments to four storeys, shown on the left here, and that's permitted under the current controls. Directly opposite the site are four to six-storey shop-top developments, and then of course within our site are the federation cottages. But there are also pockets of activity, with retail taking advantage of the quiet, sunny disposition of Parraween Street.

Thanks, Tina. Gerard Street, on the other hand, is a busy, classified road and characterised more so by high-density taller developments to some up to 15 storeys.

Thanks, Tina. Our design concept works to strengthen these core characteristics of the place, with a more nuanced approach of the built form and a public domain concept that adds value to the neighbourhood. From the left there, we want to compliment these little active pockets that are occurring within Parraween Street. Secondly, we want to retain that federation character, that important built fabric detail, sense of memory about the place.

Number three, we've identified a sort of axial vista along Ada Street directly opposite our site that connects all the way down to Middle Harbour. Number four, through a needs analysis, we understand that a green public space, soft public space would be beneficial to the neighbourhood. Number five, of course, a mid-block through-site link always brings pedestrian functionality to a place and the local community. Number six, we do see the value in responding to the current built form of the place. And then number seven of course, we want to bring in new contemporary architecture to compliment all of this.

Thanks, Tina. So, the key moves to what we've done, of course, starting with the listed heritage cottages on the right there, the retention and renewal of those buildings. Number two, bringing in that soft public space at the centre of the site and connecting through to that visual link through to Ada Street down to Middle Harbour. Number three, just a nice, efficient, simple, single point of entry and exit for vehicle movements in and out of the site. And then number four, the built form settling in around these kind of key structural moves, but introducing a scale transition from that lower scale in Parraween Street to that taller scale in Gerard Street.

Thanks, Tina. So, look, I guess, this is a mock-up of what we would see a complying development applied to the same site. And we can just see that the benefits of our more nuanced approach just captures some opportunities to embed this development into the place through public domain and through a better scaling relationship with the built form.

Thanks, Tina. Markam's joining remotely, so he may be having trouble. Are you there, Markam?

5 **MR MARKAM RALPH:** Can you hear me, can you hear me, Tai?

MR ROPIHA: Yes. Go ahead.

10 **MR RALPH:** What is important in terms of built form are the four storey elements that front Parraween Street with the residential aged care facility component, which is 41 rooms in total sitting comfortably behind the existing heritage cottages there on Parraween Street. And those cottages are actually forming a functional part of the RAC. Thanks.

15 **MS CHRISTY:** OK. So, with regards to the overall height. As part of the application, we've lodged a clause 4.6 which I know the Panel has been sent, as well as the Assessment Report deals with it in detail. Basically, we believe that although the proposal does have some variations to the height, the variations along Parraween Street are very minimal and they relate primarily to roof. And the
20 variation to Gerard Street is considerably higher, but again it is because the building relates to the overall existing built form.

The built form in Parraween Street ranges from eight storeys and, in some respects, higher. We believe that despite the variations, the proposal is consistent
25 with the existing R4 high-density zones. It's basically a redistribution of the allowable floor space around the site, to enable the retention of these cottages here, and to provide for the through-site link that is a publicly accessible through-site link.

30 As one of the earlier diagrams showed, we could have done a different design, but we would not necessarily have had this great public benefit, and it would have been a lot harder with the heritage cottages. The proposal, we believe, for that reason achieves a better urban design and planning outcome. It retains the lower scale along Parraween, it retains those cottages, and it allows for consistency in
35 height and scale for both streets.

This is – I'll just scroll down a bit – this is the Parraween presentation. As you can see, there's three storeys, and there's four storeys across the road. When we go out
40 on site, you'll see that these existing four storeys across the road. So, our proposal is four storey with – the red line shows the height limit, the 12-metre height limit under the LEP, it really is just the roof plant that exceeds it.

This elevation to Gerard Street shows again the 12-metre height limit, but you can see that our building, the seven-storey building sits below existing built forms, and
45 again, when we go out on the site, you'll see that there's other buildings that are significantly higher. This is just a photo montage of our proposal and how it sits in Gerard Street next to the existing tall buildings in Gerard Street.

I'll just pass over to Katy and Brendan now to go through the landscaping behind the scheme.

5 **MS KATY SVALBE:** Good afternoon, everyone. Katy Svalbe from Svalbe & Co. I co-partnered in the landscape design with Brendan Moar. This is fundamentally our general arrangement plan. And as you can see, the landscape is central to the scheme and is designed – and is informed by the site's late history and context. The arrangement of the built form and its response to existing features affords the development to be enveloped in green and creates a clear hierarchy of public and private outdoor spaces.

10 The retention of the heritage cottages along Parraween Street encouraged the landscape response in keeping with the era in which they were constructed, including the reinstatement of picket fences and period gardens. The removal of driveway crossings allows for the reinstatement of continuous street tree plantings that open up only to announce the through-site link.

15 The through-site link is a generous public gesture that creates a visual and physical link from Parraween through to Gerard Street and beyond to Ada Street. Brendan will talk a little bit more about this in the following slides.

20 To Gerard Street, grows a large canopy street to respond to the higher built form. Mass plantings to their base compliment and extend the character of the existing streetscape. And to compliment all of this, a variety of private communal and private spaces nestled in closer proximities to the buildings provide breakout spaces and green outlook for residents and carers and include (amongst others) Ferntree Gully and Gumtree Pocket.

25 Thanks, Tina. This is one of the historical photos we came across in our design development process, and this shows, I guess, harks back to the day when Parraween Street didn't have cars, and we have here a continuous tree canopy and the picket fences, which is what we're harking back to with our current scheme.

30 Existing trees have been maintained or are protected in key locations across the site and adjoining streetscapes. The most significant landscape feature is the Sydney Blue Gum that is located in the northeast corner of the site, and whose retention informed the design of the RAC building and is celebrated in the landscape design.

35 To compliment the existing tree canopy, 182 new trees are to be planted across the site, resulting in a canopy coverage of over 45%. New canopy trees have been selected to respond to the scale of the existing and proposed built form, and draw on a range of locally endemic as well as locally adapted species.

40 Thanks, Tina.

MR BRENDAN MOAR: Hello, my name is Brendan Moar, so Katy and I did all the landscape stuff on the project. And while the wider site and sort of the wider

landscape response is responding to that Victorian sort of overlay in the gardens along Parraween Street and a lot of the spaces that are through the building, through the buildings, it is the through-site link that we see as the heart of the landscape, and very much the heart of the project.

5

And this is our chance to kind of rip the layer off the earth effectively, and to reveal a sort of a much more ancient organic approach to landscape. And what we've used as our jumping-off point is the bark of the Scribbly Gum, which is a locally endangered species, and we thought that was a very important thing and a really great thing to use as kind of the basis of our, and the form of our design through there.

10

So, we've got a canopy of Scribbly Gums which run through that entire site-through link. And whilst the desire is there to sort of keep a free flow of pedestrian movement from Parraween Street down to Gerard Street, it's very important for us to create spaces within spaces as we move through that site. So, it becomes a very rich detailed experience and a wonderful place for people to linger, to meet, to congregate, and whilst there is still great definition between those private spaces and those public spaces.

15

20

So, we can go on the next slide, Tina. Parraween Street, we see that as very much the public plaza. And you can start to tell those landscape elements are very much extrusions out of that Scribbly Gum kind of motif. You see those seats, and we have a big sort of long-grain section which is on the western edge of the plaza which is between the café and the rest of the plaza, which is an area to laze and to lie and for kids to play. Whilst we have fence elements that kind of wind down the edges of the site, defining and retaining the public statements, at the same time defining the private spaces.

25

30

Thank you, Tina. And then as we get to the middle of the site, like the nexus of the two axes, we have like a large deck area (which you can't see on this slide), but it looks out over a billabong which riffs on the gullies and the sandstone outcrops and gorges which are common to the Cremorne area, and looks down over the Ferntree Gully area.

35

Once we get past that, we then drop down to the Gerard Street through-site link which is a generous ramp. Again, with the Scribbly Gums and heavily planted with native planting, which is our real sort of – a great effort in terms of biodiversity and encouraging local fauna and definitely introducing all that native flora as well. There we go. Thank you.

40

MS CHRISTY: OK. Tai?

MR ROPIHA: Thanks, Tina. Tai from CHROFI. In terms of the visual impact assessment, we contrasted and compared the built form against a complying envelope, and you can see in its first view on Parraween Street, particularly at the bottom right-hand view, that there's a reduction in bulk in the presence of the development within Parraween Street.

45

5 But then, thanks Tina, as we move onto Gerard Street, there's a corresponding increase in bulk, I guess, when you see the height of the building which is rising to seven storeys, but we think that's completely appropriate because of this unusual context of tall and small, effectively.

10 Thank you. Our building separation is mostly generous, resulting in good daylighting and sense of privacy from within the apartments. But the location is urban and we are infilling, so we do have some tight moments at the centre there between the RAC, one of the cottages, Building 2 and Building 4.

15 Thanks, Tina, we'll move onto the next slide. So, when you look in detail, we've managed the impacts of these kind of tight co-locations by just thinking more cleverly about the design of the apartments. And you can see the apartment on the left in Building 2 orients out toward the park, or back toward the gap between Building 4 and the adjacent neighbouring building.

20 Tina's pointing to one of the bedrooms at the moment, and these are set up with a bleak aspect out along the boundary between the RAC building and Building 2 or the cottages. We do note in the draft conditions, a suggestion of applying a privacy screen to bedroom 2, the ground floor unit in Building 2, and we agree, we think that's a good solution. We would propose a simple vertical angled blade treatment that would just direct your field of view away from the adjacent cottage.

25 Thanks, Tina. So, look, the resulting outcome in terms of ADG compliance, very high solar compliance, which is terrific.

30 Thanks, Tina. And this sort of reduction in bulk in Parraween Street has this nice public benefit of making Parraween Street feel sunny in winter and creating that opportunity for retail traders in the street to do more alfresco-type dining and so forth, which would just be great for the neighbourhood. It's such a quiet, beautifully sunny street.

35 Thanks, Tina.

40 **MS CHRISTY:** OK. With regards to traffic and parking, given the number of driveways at the moment – there's already 16 driveway crossovers along Parraween Street. The proposal by having only one consolidated entry and exit point will allow the removal of those crossovers, as you can see in this diagram. And, as Katy has spoken about, we'll be able to plant more street tree planting and also come back with the original-style picket fencing and the frontages of what they used to have.

45 Also, as was explained in the traffic engineer report, the proposal will generate six to eight trips less than existing, and there was a lot of information provided about the intersection. The intersection is considered to continue to operate at an acceptable level of service.

Now, with regards to the conditions, we have reviewed all the conditions, and we are fine with the final set of conditions that are presented to the Panel today. We don't have anything else on our slide, but we do have a quick 3D fly-through which I'm hoping, Tai, will you be able to share that?

5

MR ROPIHA: It's not looking good, Tina. I seem to be having a permission issue, for some reason.

MS CHRISTY: OK.

10

MR KANOFSKI: I think we've received it. I haven't had a chance – some of the Panel have had an opportunity to see it. Maybe we just move on without it. We can view it separately.

15

MS CHRISTY: OK. Because it's a really good – if the Panel can take the time ...

MS SVALBE: It looks like I can share, if you'd like me to?

20

MS CHRISTY: That would be great, if you can. I can't get that up. If that's OK with the Panel?

MR KANOFSKI: Yes, yes, yes. How long is it?

25

MS CHRISTY: Oh, it's quick, it's very, very quick.

MR KANOFSKI: OK, cool.

MS CHRISTY: And it just shows ...

30

MR KANOFSKI: I'm just conscious of time for questions, that's all.

MS CHRISTY: Sure.

35

MS SVALBE: Sorry, I've got to get ... Here it is.

40

MS CHRISTY: This is obviously the Parraween Street frontage and then we move along towards the cottages that we are retaining, with the four-storey setback behind. This is zooming in through the proposed through-site link. And heading towards the central deck area that Brendan was talking about. And then, as you can see, the gradient has been worked on quite cleverly, so that there's few steps and it's quite a simple walk all the way through, to then come out to the Gerard Street entry, which connects onto Ada Street.

45

This is now showing, Tai or Makam, if you want to explain. This is the Ferntree Gully area. Although it is subterranean, it has been designed very carefully so that there is sufficient light coming in, and to go down into the seating areas. It is designed as a secure haven, I guess, for the residents. And this is Gerard Street.

That's it.

5 **MR KANOFSKI:** OK. Thank you very much for the presentation. And I think we might just go straight into questions from – I'll go to my colleagues first, maybe Duncan first?

MR MARSHALL: Yes, thank you, Ken. And thank you for that presentation, it was very interesting to see.

10 Maybe just a couple of the heritage questions, if I might. One of which is, I mean, the conditions talk about conservation works to these cottages which are to be retained. I just wonder whether the kind of heritage team is going to be involved, not just in those parts of the conservation works which relate to, you know, conservation and presentation of historic fabric, but also involved in the adaptation works. Because I'm guessing there's going to be a measure of internal change
15 required for residential accommodation in those cottages. So, so, you know, is your heritage team going to be a part of the design team and guiding those internal changes as well?

20 **MS CHRISTY:** Yes, I'll get Jennifer to answer that, but definitely, the intent is ...

MS HILL: Do you want me to answer this, Tina?

25 **MS CHRISTY:** Yes, if you can answer that, Jennifer. No? Yes. The answer is yes.

MS HILL: Yes, the answer is yes.

30 **MR MARSHALL:** That's good. Again, it's a bit of a detailed question ... A bit of a detailed question, but I'm just interested to the extent to which how those cottages and their presentation to the street and the sort of garden areas, will read in a way as a more ... natural is not quite the right word, but as though these are individual cottages with individual gardens, individual owners. Rather than, if you like, a uniform corporatised landscape approach.

35 I just wonder whether – it's a subtlety, but I'm just wondering whether you'd thought about maybe even the residents of those cottages have an opportunity to participate in kind of gardening activities, pots and the like, or, you know, providing some finer grained presentation of those cottages rather than just a sort
40 of corporatised uniform landscape.

MR MOAR: Can I answer that?

45 **MS CHRISTY:** Yes.

MR MOAR: Yes, so each of those gardens, we have designed very much as individual gardens, which respond to the cottage that it sits in front of, so that they read from the street as, yes, private gardens which belong to that house. And

we've made sure that one is different from the other, and it's different from the other. So, I guess we're trying to make them the best versions of those gardens that they've never been.

5 **MR MARSHALL:** Yes. Well, certainly not in a long time, anyway. Yes, yes, OK. All right. I might pass to Suellen or back to Ken.

MR KANOFSKI: Yes, Suellen?

10 **MS SUELLEN FITZGERALD:** Thanks, Ken. And thanks for the presentation. I wanted to ask a few questions about traffic and parking, if I may. I noticed that you mentioned that Gerard Street is a busy classified street, and you've got a second road access at the quiet and sunny Parraween. Can you explain your thinking in only providing one access point to the site for all residential and
15 operational traffic? And why you chose the quiet, sunny Parraween for that, rather than the classified Gerard? What was your thinking?

MS CHRISTY: It's Tina here. I'll answer that. Very simply, Transport for New South Wales told us in no uncertain terms we were not to have access off Gerard Street.
20

MS FITZGERALD: Right.

MS CHRISTY: There was no option.
25

MS FITZGERALD: Thank you. That's a clear answer.

MR ROPIHA: That was our gut feel, Suellen, to try to optimise or try to utilise Gerard Street. But it was a no-go, unfortunately.
30

MS FITZGERALD: OK, thanks, that's a fine explanation. The other thing we noticed, that there didn't seem to be a provision for visitor parking, although there'll obviously be substantial visitors to the site, and parking's limited in the area. So, could you just tell us about your thinking there?
35

MS CHRISTY: Again, it's Tina here. There is visitor parking in the basement. I don't have the exact numbers in front of me, Tai or Markam might know the exact numbers. We're complying with what the SEP requirements are for visitor parking for this type of development, and I can easily provide that information to you in an email to you later on. But all visitor parking is in the basement. It definitely complies.
40

MS FITZGERALD: OK. Thank you, Tina, that would be helpful, because I must have missed it in the document.
45

MS CHRISTY: Yes, that's fine.

MR KANOFSKI: I think it was three, wasn't it? Is it ...

MR RALPH: No, I think there are more than that.

MS CHRISTY: Yes, there's more.

5

MR KANOFSKI: OK. All right.

MR RALPH: But it's important to point out that we've also identified the pedestrian accessways from parking spots to various entries in the basement, which are shown on the plans.

10

MR KANOFSKI: Yes, OK. We'll get that ...

MS CHRISTY: Sorry, it's Tina here again. Can I just add one more thing? With the deletion, I guess, or getting rid of all of the crossovers in Parraween Street, it also provides more on-street parking than what is currently available in Parraween as well. So, although that's not on our site, that's obviously a benefit by the development.

15

MS FITZGERALD: Sure. OK, thank you for that. Ken, I've just got a couple of questions about the public linking.

20

MR KANOFSKI: Yes. Can I just go to quickly, while just to finish off on traffic and parking. And I confess, I haven't read the traffic report yet. But the ... So, the net position in terms of traffic is what, in terms of generation?

25

MS CHRISTY: It's – what is it – six to eight trips less than existing. Because of the nature of the use and because at the moment it's all residential on Parraween and in Gerard, by going down to seniors housing, the net is actually less.

30

MR KANOFSKI: Right. OK. OK, yes, based on the assumptions of their kind of car use, right?

MS CHRISTY: Correct. Correct, yes.

35

MR KANOFSKI: OK. Thank you. Sorry, Suellen, I just wanted to close that out.

MR FITZGERALD: Yes, thanks, Ken. And that was helpful, and you reminded me too that I had some questions about vehicle access during construction. We've got an 18-months construction period. What's your – have you developed a view at this point in time about how you're going to manage substantial construction traffic? Is Transport taking the same approach on Gerard for construction traffic as they are for residential? What's your plan?

40

MS CHRISTY: OK. We have got a Construction Management Plan, which was submitted as part of the application, and that goes through in quite detail what we're expecting the movements of the trucks during construction. Again, I can do a snippet or a summary of that, if you like, and email that to you?

45

MS FITZGERALD: Look, I'll have it there in the information, and I'll have a good close look at it.

5 **MS CHRISTY:** OK.

MS FITZGERALD: Is there anything, Tina, you wanted to tell us about it, that – is there anything particularly problematic that you're facing in that regard?

10 **MS CHRISTY:** No, no, there's nothing problematic. Yes, we do acknowledge it's an 18-month potentially construction period. But no, there's nothing problematic. The truck routes are quite – given the type of roads in the area, the truck routes are quite distinct on where they will go. It will be 18 months of annoyance, but no, it's not going to be problematic.

15 **MS FITZGERALD:** And what kind of events would mean that the construction time is longer than 18 months? How confident are you as that being the maximum construction time?

20 **MS CHRISTY:** I may ask Graeme. Graeme's online, I've just noticed. I'm not sure if Graeme's got any further advice on that.

25 **MR GRAEME SKERRITT:** Yes, we've had extensive experience within the organisation of building and then operating these facilities. And while our, one of the projects we are currently undertaking has been delayed by COVID and the resulting disruption in the construction industry, which is widely documented. Builders we've spoken to about this project have every confidence that they can deliver the project in that timeframe.

30 **MS FITZGERALD:** Thanks, Graeme. So, Ken, I might just finish off on a couple of questions ...

MR KANOFSKI: Yes, please do.

35 **MS FITZGERALD:** ... about the green link. Council originally expressed concerns about the management of that green link. In your latest discussions with Council, are they now confident about the long-term management of it?

40 **MS CHRISTY:** Yes, again, it's Tina here. We've provided a plan of management and a CPTED report for the green link. Yes, the intention is that it will be public and it will be open to the public. There is the use of landscaping and fencing to cleverly distinguish between public and private. And there is a condition proposed that an easement be granted over that right – not right of way, sorry – over that through-site link. And I don't believe that there's any further issues from Council
45 in relation to that.

MS FITZGERALD: OK. Thank you for that. And we might follow up with Council. And that plan of management is for Pathways to be responsible for the

management of the public domain there, is that – have I read that correctly?

MS CHRISTY: Yes.

5 **MS FITZGERALD:** Yes, great. And one final question. Night use. Do you expect night use of that pathway? I didn't see any night lighting in the renders.

10 **MS CHRISTY:** Look, it is going to be open 24/7. We do have some details of lighting that would – that was addressed in the plan of management and in the CPTED report. Obviously, in the construction details, we can provide more detailed lighting. But the aim is – and I know Katy and Brendan might be able to talk a bit more about lighting that they were thinking of – the aim is that there could be night use through that park. However, it will be lit with different forms of lighting for the safety of its users, yes.

15 **MR MOAR:** Yes, there would absolutely be night-time lighting, lighting that would, I guess, be appropriate for safety reasons to get people through there, but we'd also use landscape lighting to highlight the landscape to best effect. So, it's a really, you know, lovely experience walking through there, as opposed – as well as being utilitarian.

20 **MS FITZGERALD:** OK. So, it'll be open at night, there'll be sufficient lighting to provide security and safety for pedestrians. But hopefully not to – not to be too difficult for people living over the top of it.

25 **MS CHRISTY:** Correct, correct.

MR KANOFSKI: And not to attract too much night-time usage.

30 **MS CHRISTY:** Correct. The intention is to not upset the residents who live nearby, no, but to provide safety for anyone who might wish to use it, yes.

MS FITZGERALD: OK. Thank you, Ken.

35 **MR KANOFSKI:** That's fine. I didn't have anything further, Duncan, do you have anything further?

MR MARSHALL: No.

40 **MR KANOFSKI:** That being the case, I think we can say thank you very much for your presentation and for your time today.

MS CHRISTY: Thank you.

45 [All say thank you]

MS CHRISTY: We'll see you on site next week.

[All say goodbye etc.]

>THE MEETING CONCLUDED