

# PATHWAYS CREMORNE SENIORS HOUSING

## IPC PUBLIC MEETING PRESENTATION

50-88 Parraween St + 59-67 Gerard St, Cremorne

25 . 02 . 2025  
SSD: 49472213

# Matters Raised During Submissions

Application amended after original submission AND further amended after public exhibition of revised scheme

Main issues raised during exhibition related to:

## 1. Heritage

- *Extent and nature of alterations & restoration works to the cottages*
- *Retention of some cottages along Parraween St frontage*

## 2. Height and bulk

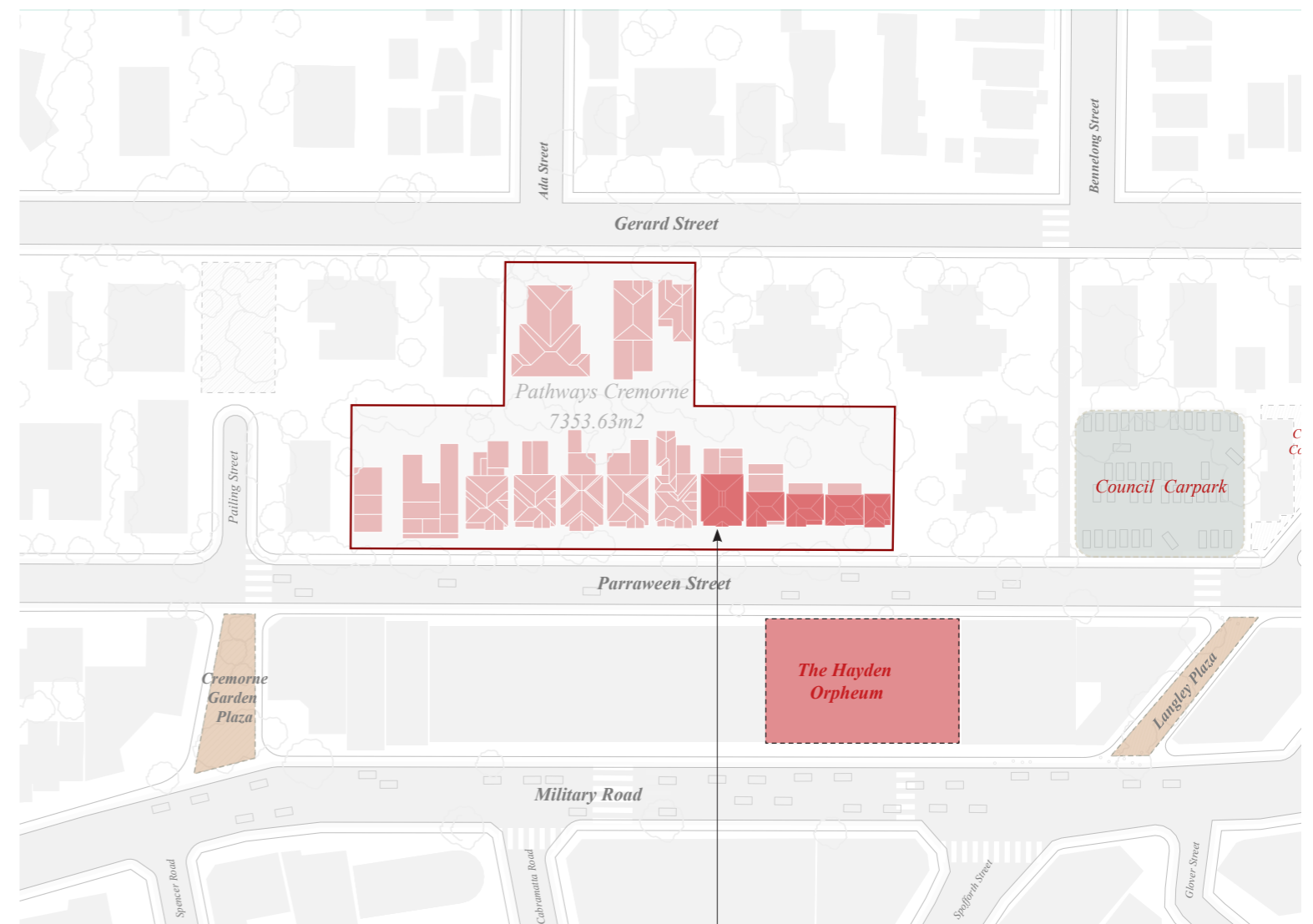
## 3. View loss/ Privacy

## 4. Traffic / Parking

## 5. Canopy Trees / Landscaping / Green Link

# Heritage

1. Retain 6 heritage listed cottages in Parraween
2. Detailed retention/demolition plans for cottages
3. Re-diverted basement so not under the cottages
4. Changed location/design behind cottages – improves interface with Building 1
5. Reinstate landscaping in front of cottages



Items of Local Heritage  
(78-88 Parraween Street)

# Heritage



78/80 Parraween Street



82 Parraween Street



84 Parraween Street



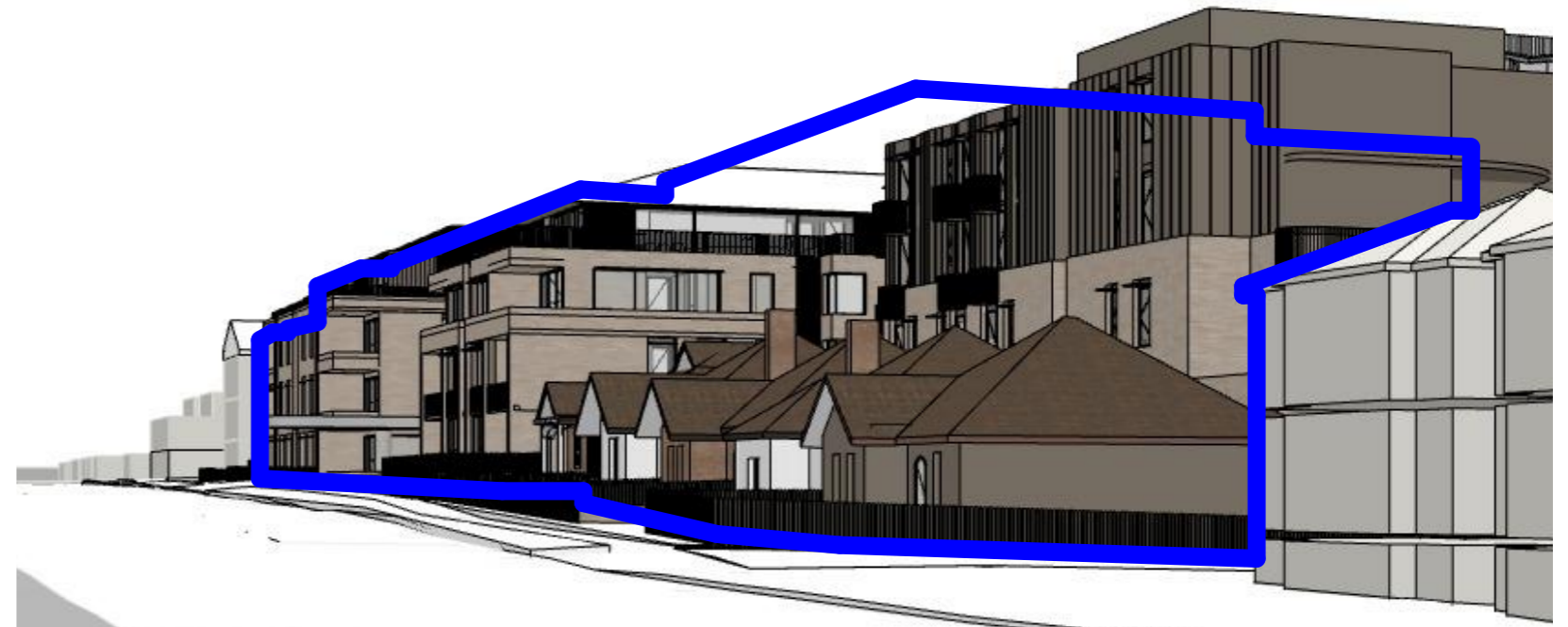
86 Parraween Street



88 Parraween Street

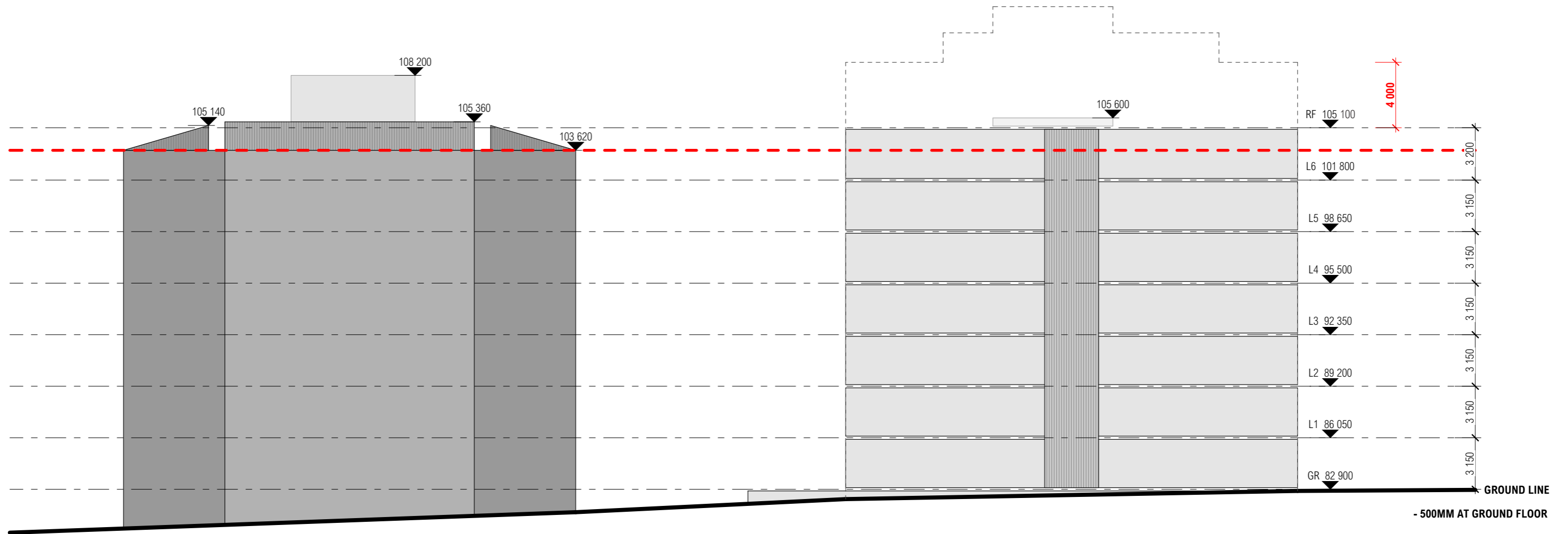
# Height & Bulk

1. Deleted 1 level Gerard St building – 7 storeys now
2. Reduced height of habitable space on Parraween St buildings
3. Deleted rooftop terraces to reduce height
4. Stepped top floor of Parraween Buildings back



Lower scale massing to Parraween Street

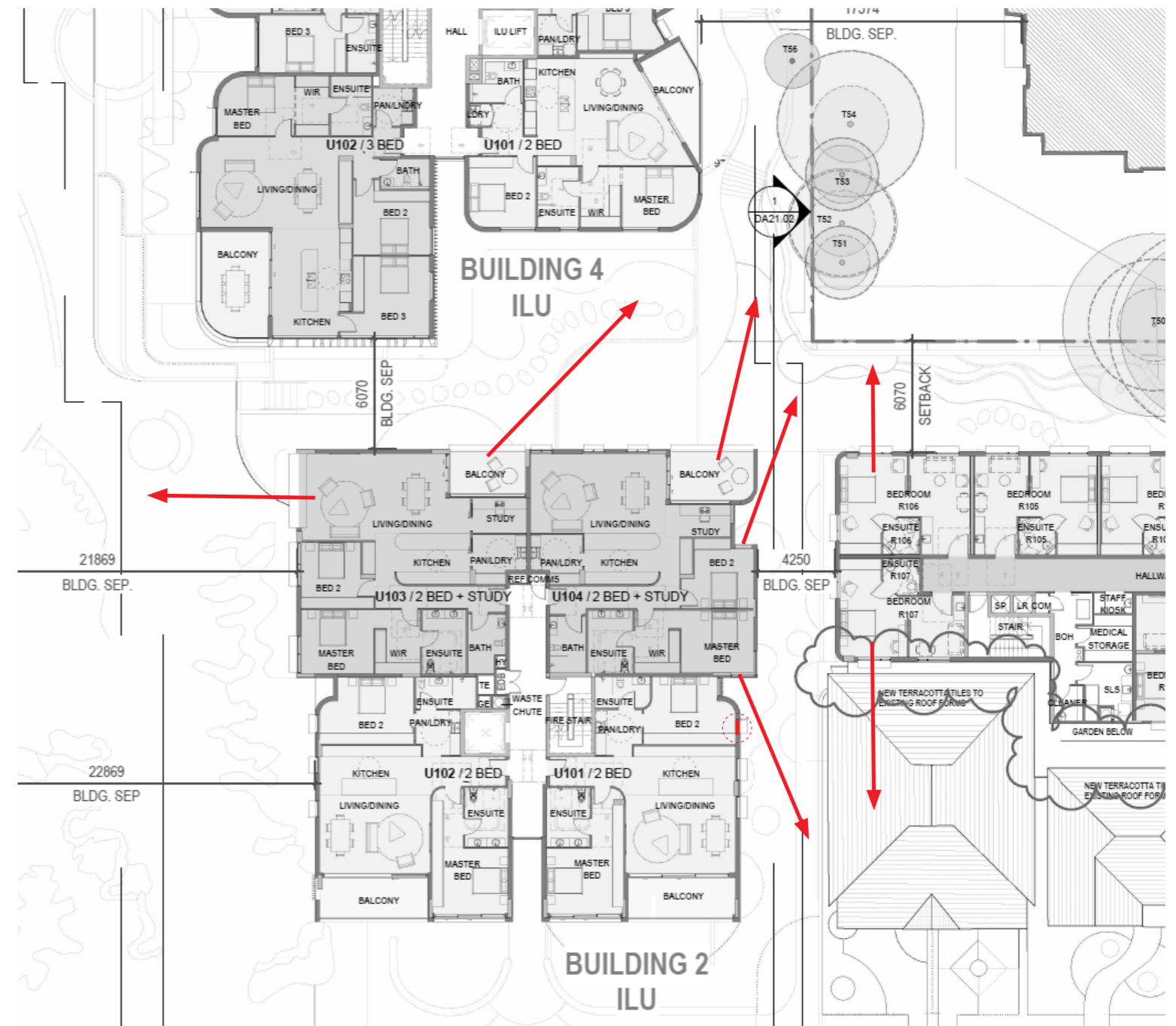
# Height & Bulk



Building 4 height reduced from 8 storeys - 7 storeys

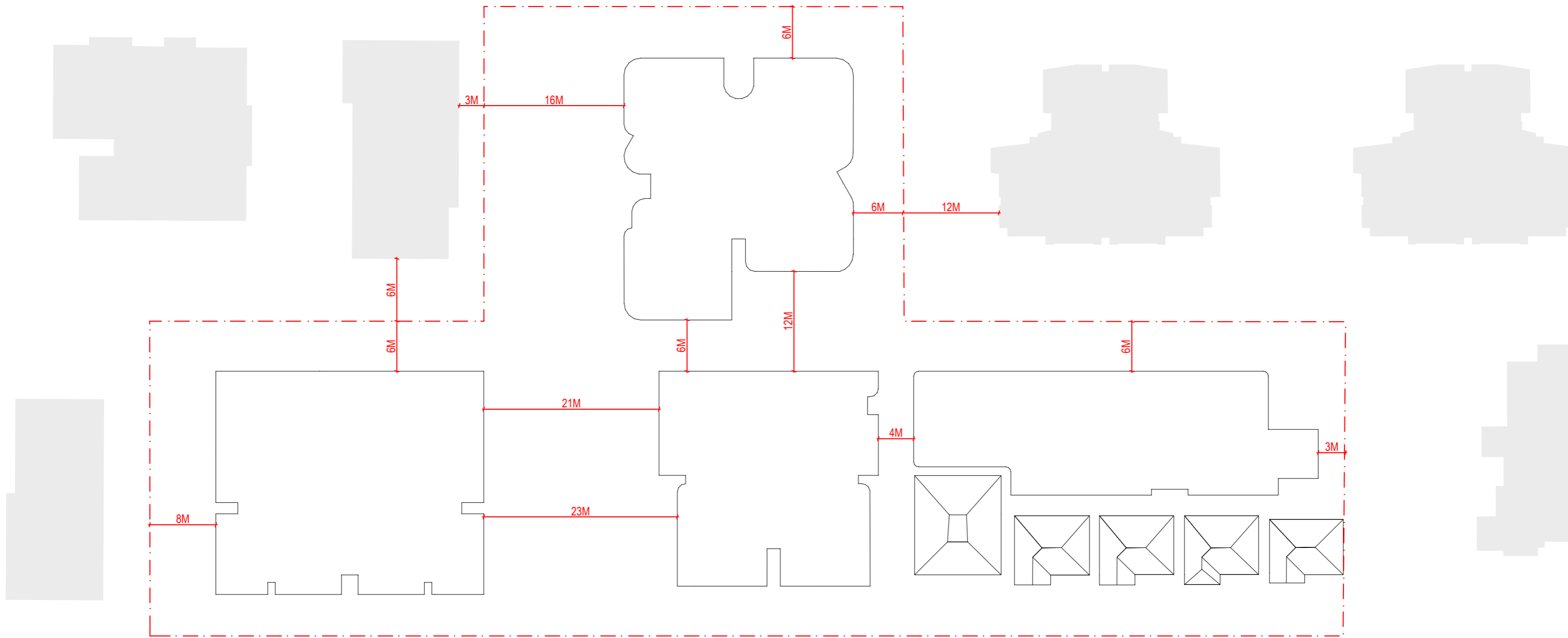
# View / Privacy Loss

1. Deleted communal rooftop POS from Parraween St buildings
2. Enhanced landscape setting at rear of retained cottages
3. Provided additional Visual Impact Analysis for nearby properties
4. Oriented main living areas and windows away from neighbouring living areas
5. Retained lower scale along Parraween St, with cottage retention and top floors setback
6. Provided additional visual/ view/ shadow impact analysis



→ Unobstructed access to district views

# View / Privacy Loss



Building Separation and Setbacks



# Traffic / Parking

1. Additional traffic survey & modelling work undertaken
2. Basement re-designed for easier way-finding
3. Removal Parraween driveways allows for additional on-street parking
4. CMP provided detailing truck movements



Numerous driveways & crossovers to be removed

# Landsaping / Greenlink

1. Reduced stairs and improved grade of through-site link
2. Layered planting & fencing distinguish public from private
3. Improved streetscape appearance along Parraween St with varied landscaping
4. Deletion of driveways allows street tree planting
5. Increased canopy = 45% of site at maturity
6. 24hr public access to through-site link
7. Management plan for the thru-site link



Landscape Plan



