

Our ref: SSD-49472213

Mr Stephen Barry
Planning Director
Independent Planning Commission
Suite 15.02, Level 15, 135 King Street
Sydney NSW 2000

Via email: [REDACTED]

6 March 2025

Subject: Pathways Cremorne – Seniors Housing (SSD-49472213) – Response to Questions on Notice and Request for Further Information

Dear Mr Barry

I refer to your letter dated 26 February 2025, seeking the Department of Planning Housing and Infrastructure's (the Department) response to the NSW Independent Planning Commission's (Commission) request for information to assist in its consideration of the Pathways Cremorne – Seniors Housing State significant development (SSD) application.

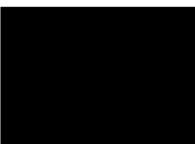
In response to the questions on notice and request for further information from the Panel, the Applicant provided additional information relating to section 91 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) and the requirement for fire sprinkler systems within the residential care facility and to clarify visitor car parking arrangements under the Housing SEPP.

Further details of the Department's response and the supporting information provided by the Applicant in response to the matters raised in the Commission's correspondence is provided in **Attachment A**.

We trust the additional information assists the Commission in reaching a determination on the SSD application.

Please do not hesitate to contact Peter McManus, Team Leader on [REDACTED] if you require any further information or clarification on these matters.

Yours sincerely,



Paulina Wythes
Director
Social and Diverse Housing Assessments

ATTACHMENT A - Responses to Questions on Notice and Request for Information

1. The Department confirms that there are no specific visitor car parking requirements for seniors housing in Part 5 of the Housing SEPP for seniors housing developments.

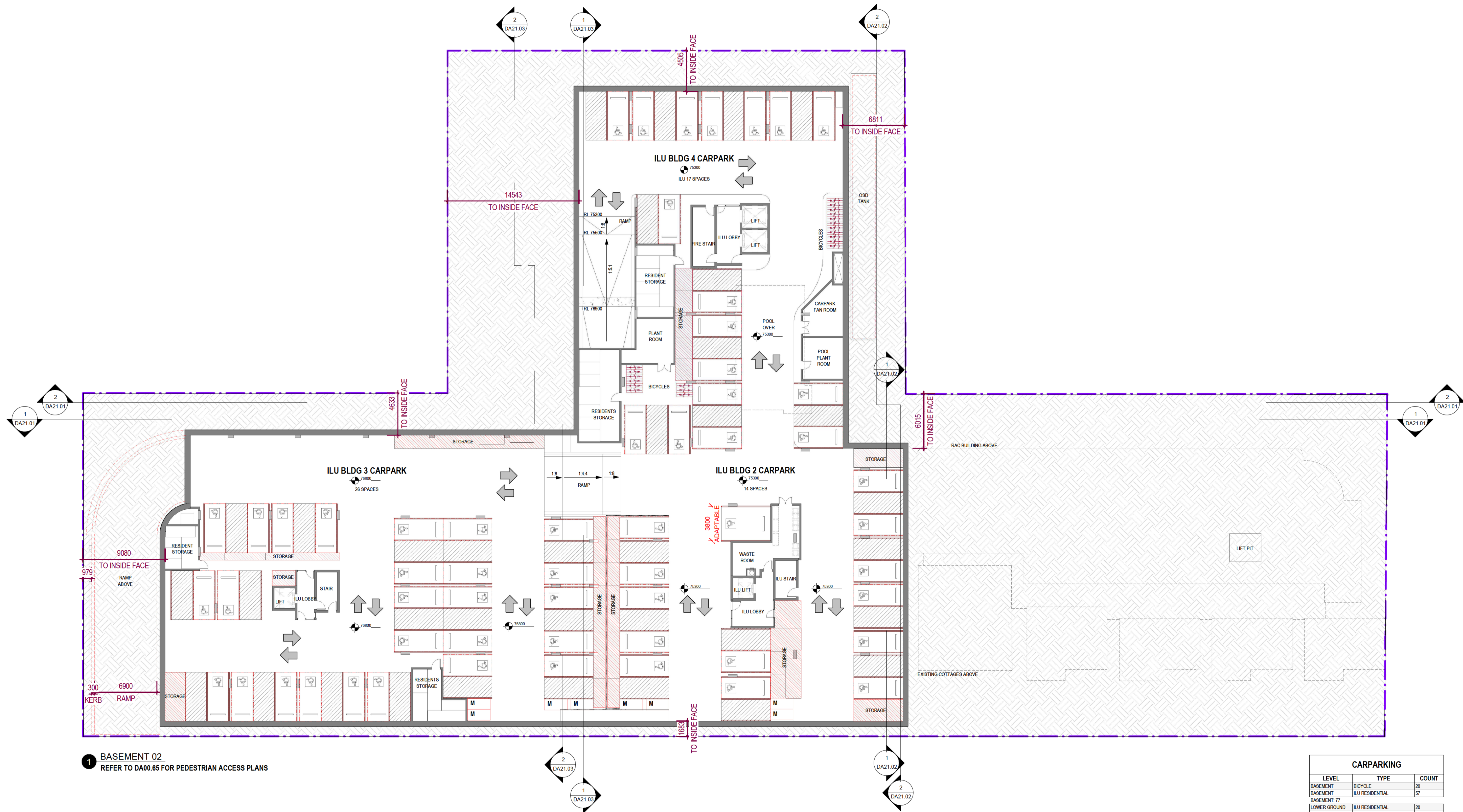
As outlined in the Department's Assessment Report for the Pathways Cremorne SSD application, the number of spaces proposed satisfies the non-discretionary development standards for car parking specified within sections 107(2)(h)-(j) and 108(2)(k) of the Housing SEPP.

The Housing SEPP does not specify that the required parking spaces be used for both resident and visitor spaces and the management of on-site car parking would be dealt with by the operator of the facility based on operational demand.

2. The Department is satisfied the Applicant's Environmental Impact Statement, accompanying BCA Compliance report and notation on the architectural plans provided sufficient information to demonstrate that the facility would include a fire sprinkler system in the residential care facility component of the proposed development and that the requirements of section 91 *Fire sprinkler systems in residential care facilities* of Housing SEPP are met.

Notwithstanding, the Applicant has reiterated that development consent is expressly sought for a fire sprinkler system in the residential care facility component of the development. This is supported by:

- updated architectural drawings that reflect the fire sprinkler system notation
- a certification letter prepared by GHD, dated 4 March 2025 regarding the proposed fire sprinkler system
- updated Urban Design Report referencing compliance with section 91 of the Housing SEPP.

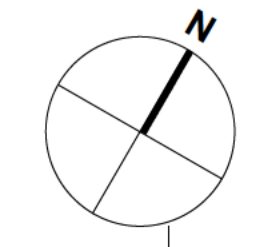


1 BASEMENT 02
REFER TO DA00.65 FOR PEDESTRIAN ACCESS PLANS

CARPARKING		
LEVEL	TYPE	COUNT
BASEMENT	BICYCLE	20
BASEMENT	ILU RESIDENTIAL	57
BASEMENT: 77		
LOWER GROUND	ILU RESIDENTIAL	20
LOWER GROUND	RACF RESIDENTIAL	3
LOWER GROUND	RACF STAFF	8
LOWER GROUND: 31		
GRAND TOTAL: 108		

FIRE SPRINKLER SYSTEM TO BE INSTALLED TO ALL CLASS 2 & 9c BUILDINGS IN ACCORDANCE WITH AS 2118.1 & AS 2118.4, NCC PROVISIONS INCLUDING SPECIFICATION 17. DESIGN AND INSTALLATION TO BE DONE BY OTHERS.

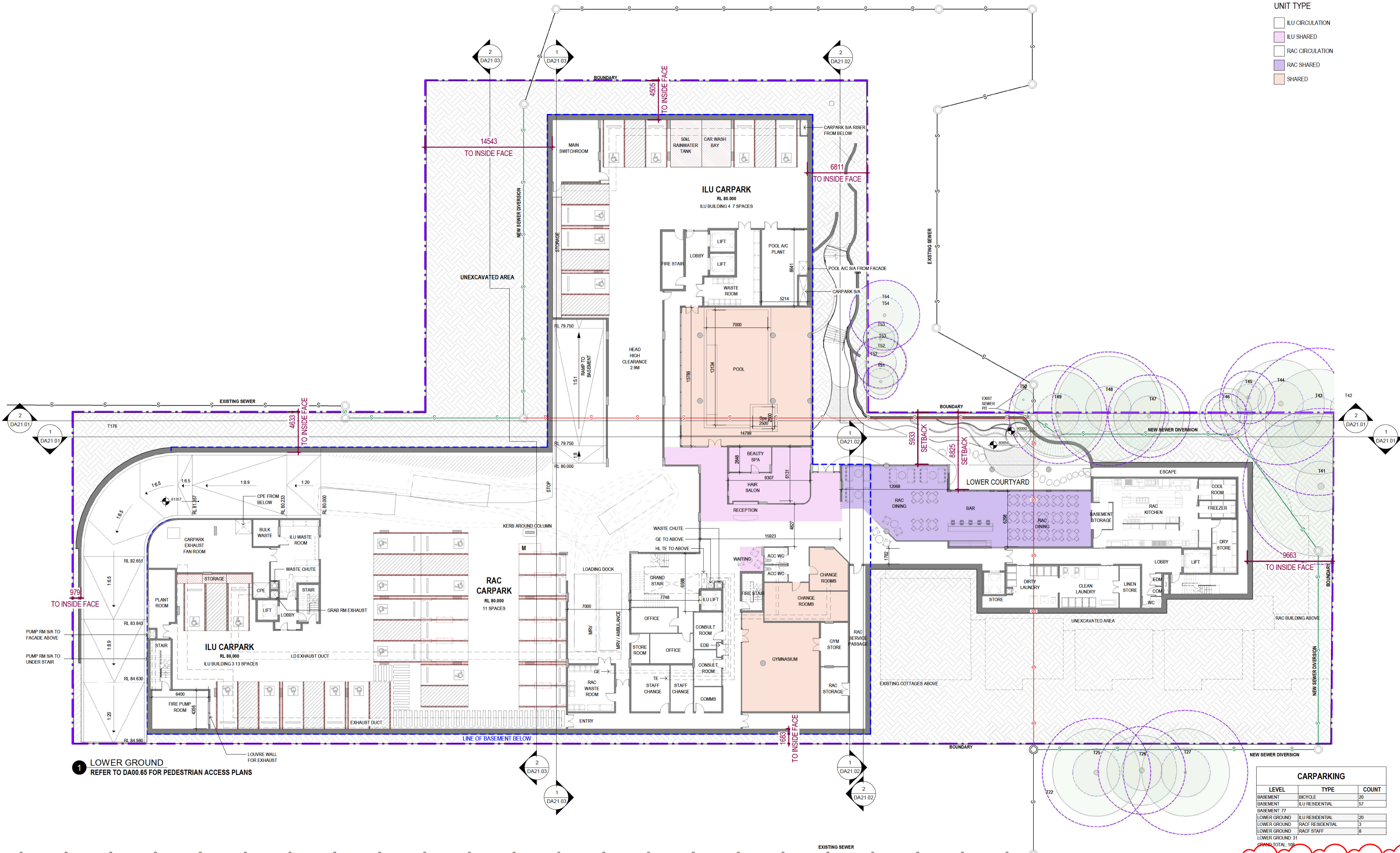
PLEASE NOTE:
THE PROPOSAL WILL HAVE A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION 91 OF THE SEPP (HOUSING)



REV	DATE	AMENDMENT	INITIALS	CHECK
DA11	2024-07-05	DA SUBMISSION	SS	MM
P15	2024-07-08	PRELIMINARY	SS	MM
P16	2024-07-09	PRELIMINARY	SS	MM
DA12	2024-07-12	DA SUBMISSION	LS	MM
P17	2024-07-16	PRELIMINARY	SS	RS
DA13	2024-07-16	DA SUBMISSION	LS	MM
DA14	2024-11-07	DA SUBMISSION	MR	SS
DA15	2024-11-13	DA SUBMISSION	MM	SS
DA16	2024-11-14	DA SUBMISSION	MM	SS
DA17	2025-03-03	DA SUBMISSION	MM	SS

PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.01	DA17
SCALE: As indicated @ A1		
DRAWN: MM		
NSW NCM ARB ARCH Reg: Glen Orlton, Reg. No. 7621		
DATE	2025-03-03	

- UNIT TYPE
- ILU CIRCULATION
 - ILU SHARED
 - RAC CIRCULATION
 - RAC SHARED
 - SHARED

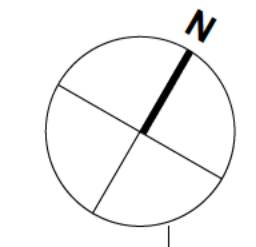


1 LOWER GROUND
REFER TO DA00.65 FOR PEDESTRIAN ACCESS PLANS

CARPARKING		
LEVEL	TYPE	COUNT
BASEMENT	BICYCLE	20
BASEMENT	ILU RESIDENTIAL	57
BASEMENT 77		
LOWER GROUND	ILU RESIDENTIAL	20
LOWER GROUND	RAC RESIDENTIAL	3
LOWER GROUND	RAC STAFF	8
LOWER GROUND 31		
GRAND TOTAL: 108		

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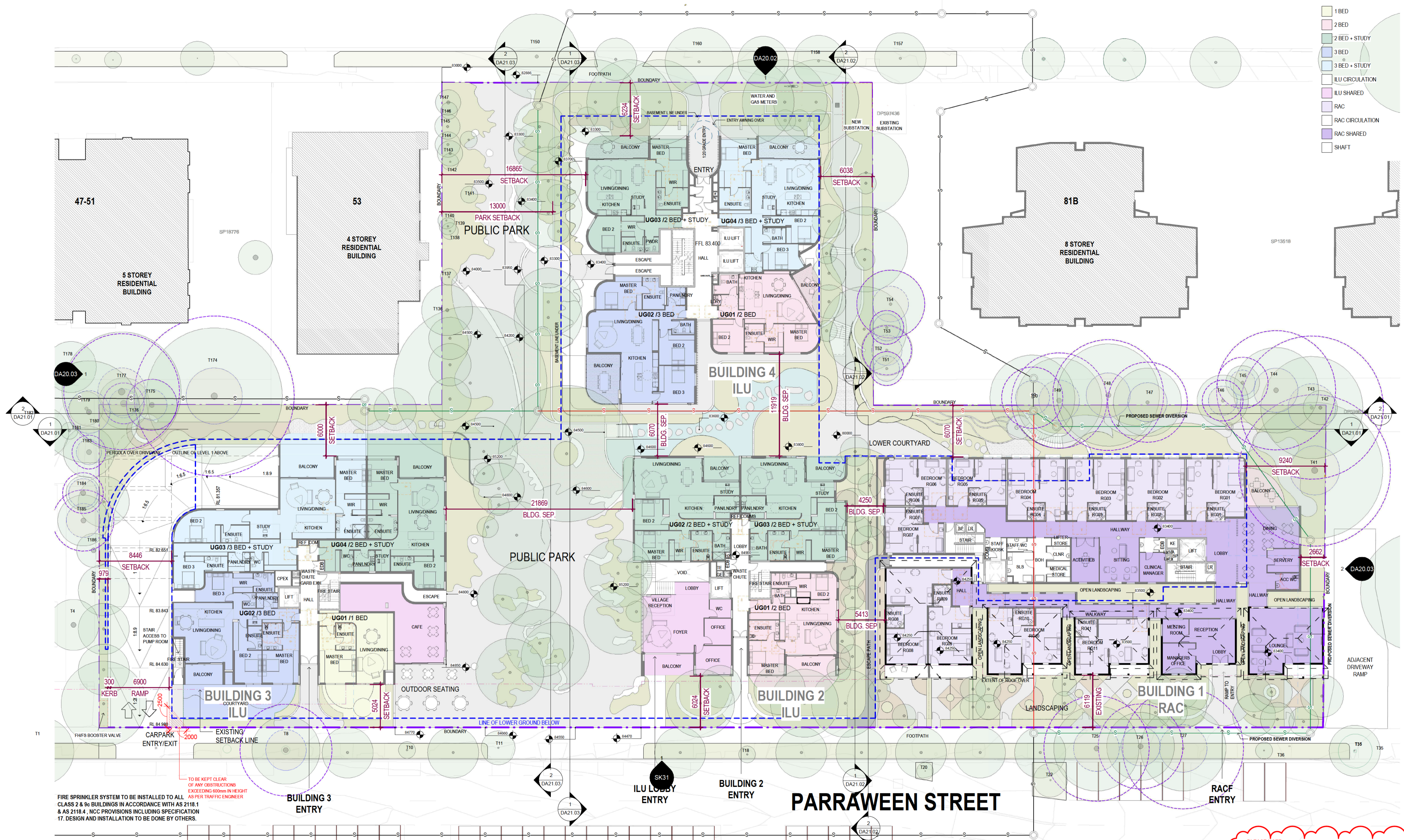
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P21	2024-07-10	PRELIMINARY	SS	MM
DA15	2024-07-12	DA SUBMISSION	LS	MM
P22	2024-07-16	PRELIMINARY	SS	RS
DA16	2024-07-16	DA SUBMISSION	LS	MM
DA17	2024-11-06	DA SUBMISSION	MR	SS
DA18	2024-11-07	DA SUBMISSION	MR	SS
DA19	2024-11-13	DA SUBMISSION	MM	SS
DA20	2024-11-14	DA SUBMISSION	MM	SS
DA21	2025-03-03	DA SUBMISSION	MM	SS

PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.02	DA21
SCALE	As indicated @ A1	
DRAWN	MM	
NSW NOM ARB ARCH Reg:	Glen Orlerton, Reg. No. 7621	
DATE	2025-03-03	

GERARD STREET

UNIT TYPE

- 1 BED
- 2 BED
- 2 BED + STUDY
- 3 BED
- 3 BED + STUDY
- ILU CIRCULATION
- ILU SHARED
- RAC
- RAC CIRCULATION
- RAC SHARED
- SHAFT



FIRE SPRINKLER SYSTEM TO BE INSTALLED TO ALL CLASS 2 & 9c BUILDINGS IN ACCORDANCE WITH AS 2118.1 & AS 2118.4. NCC PROVISIONS INCLUDING SPECIFICATION 17. DESIGN AND INSTALLATION TO BE DONE BY OTHERS.

PLEASE NOTE: THE PROPOSAL WILL HAVE A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION 91 OF THE SEPP (HOUSING)

REFER TO DA00.65 FOR PEDESTRIAN ACCESS PLANS

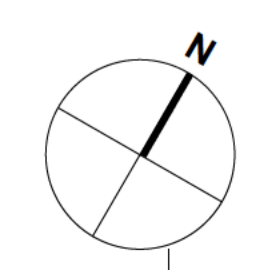
CLIENT

PATHWAYS
RESIDENCES

PROJECT
PATHWAYS RESIDENCES CREMORNE
50-88 PARRAWEEN STREET and 59-67 GERARD STREET, CREMORNE, NSW

DRAWING TITLE
GROUND FLOOR PLAN

DEVELOPMENT APPLICATION



REV	DATE	AMENDMENT	INITIALS	CHECK
P19	2024-07-03	PRELIMINARY	SS	MM
P20	2024-07-04	PRELIMINARY	SS	MM
DA11	2024-07-05	DA SUBMISSION	SS	MM
P21	2024-07-10	PRELIMINARY	SS	MM
DA12	2024-07-12	DA SUBMISSION	LS	MM
DA13	2024-07-16	DA SUBMISSION	LS	MM
P22	2024-10-25	PRELIMINARY	MR	SS
DA14	2024-11-06	DA SUBMISSION	MR	SS
DA15	2024-11-07	DA SUBMISSION	MR	SS
DA16	2025-03-03	DA SUBMISSION	MM	SS

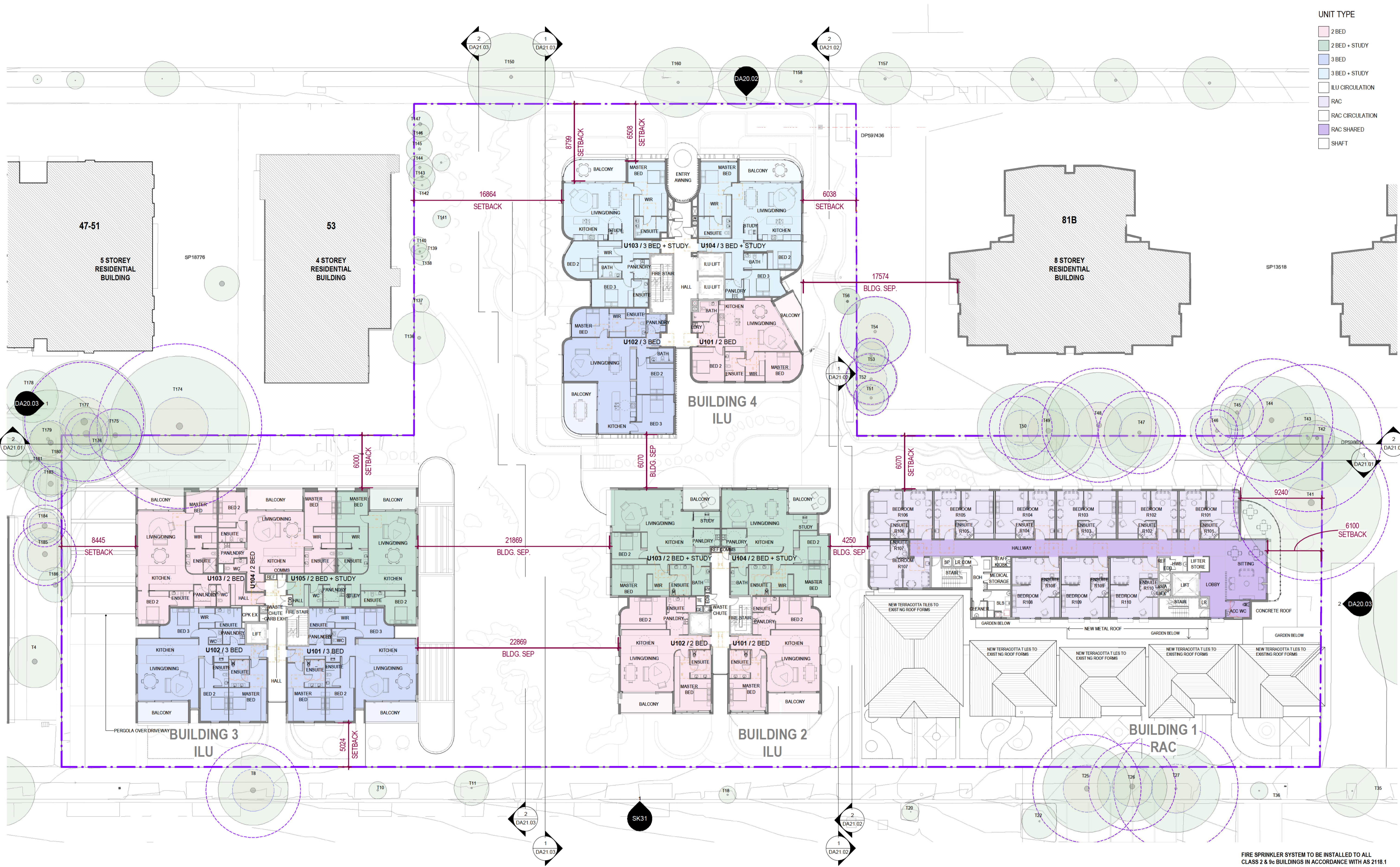
PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.03	DA16
SCALE	As indicated @ A1	
DRAWN	MM	
NSW NOM ARB ARCH Reg:	Clen Orlerton, Reg. No. 7621	
DATE	2025-03-03	

CHROFI

mdp
architecture

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Autodesk Docs/3236 - Pathways Cremorne/3236_Pathways Cremorne_V(24).nt

- UNIT TYPE**
- 2 BED
 - 2 BED + STUDY
 - 3 BED
 - 3 BED + STUDY
 - ILU CIRCULATION
 - RAC
 - RAC CIRCULATION
 - RAC SHARED
 - SHAFT



1 LEVEL 01-FLOOR PLAN

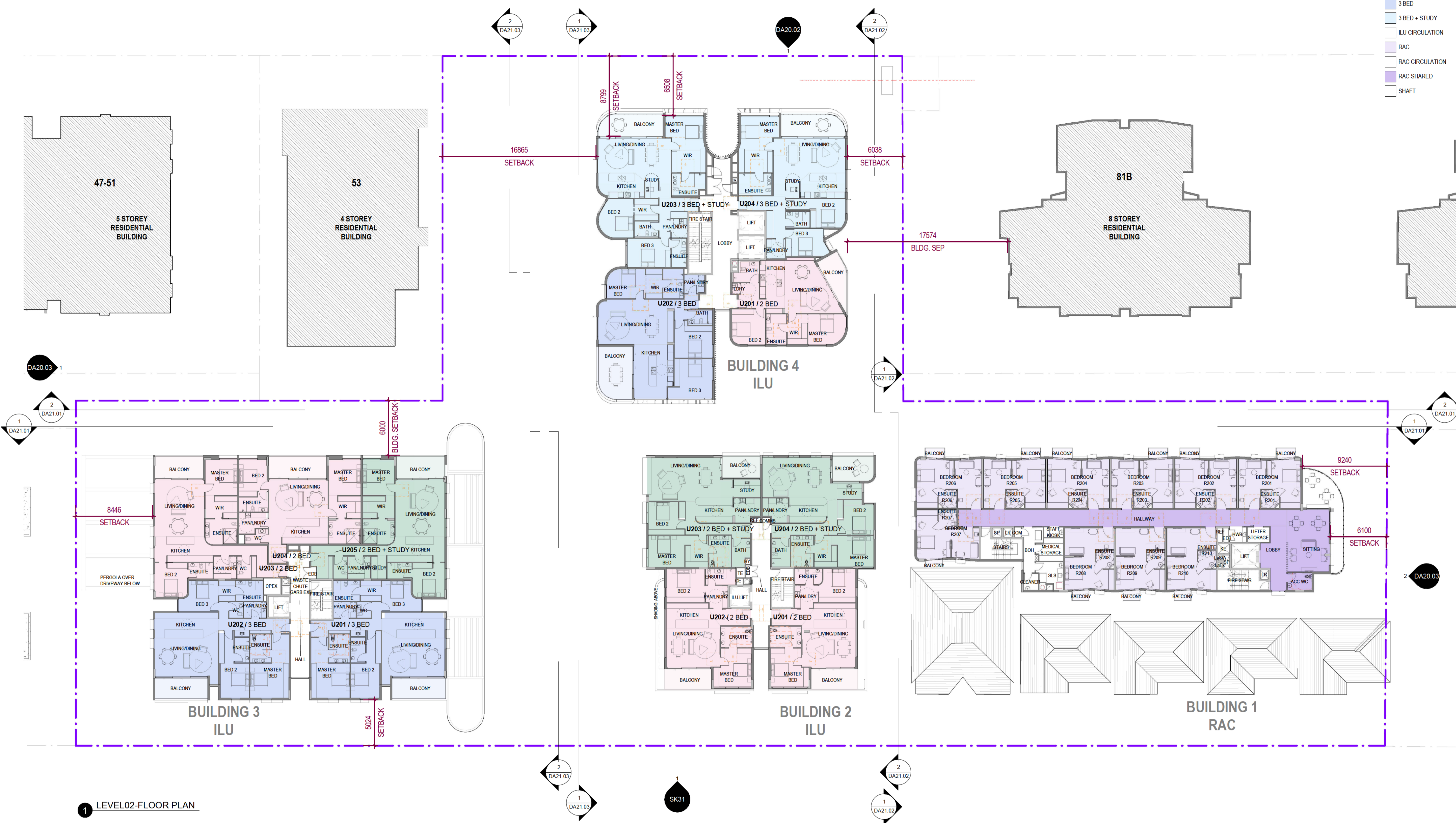
FIRE SPRINKLER SYSTEM TO BE INSTALLED TO ALL CLASS 2 & 9c BUILDINGS IN ACCORDANCE WITH AS 2118.1 & AS 2118.4. NCC PROVISIONS INCLUDING SPECIFICATION 17. DESIGN AND INSTALLATION TO BE DONE BY OTHERS.
PLEASE NOTE:
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REV	DATE	AMENDMENT	INITIALS	CHECK
P10	2024-06-14	PRELIMINARY	LS	MM
P11	2024-06-24	PRELIMINARY	LS	MM
P12	2024-07-02	PRELIMINARY	SS	MM
P13	2024-07-04	PRELIMINARY	SS	MM
DA09	2024-07-05	DA SUBMISSION	SS	MM
DA10	2024-07-12	DA SUBMISSION	LS	MM
DA11	2024-07-16	DA SUBMISSION	LS	MM
DA12	2024-11-06	DA SUBMISSION	MR	SS
DA13	2024-11-07	DA SUBMISSION	MR	SS
DA14	2025-03-03	DA SUBMISSION	MM	SS

PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.04	DA14
SCALE	As indicated @ A1	
DRAWN	MM	
NSW NCM ARCH Reg:	Glen Orlerton, Reg. No. 7621	
DATE	2025-03-03	

UNIT TYPE

- 2 BED
- 2 BED + STUDY
- 3 BED
- 3 BED + STUDY
- ILU CIRCULATION
- RAC
- RAC CIRCULATION
- RAC SHARED
- SHAFT



1 LEVEL02-FLOOR PLAN

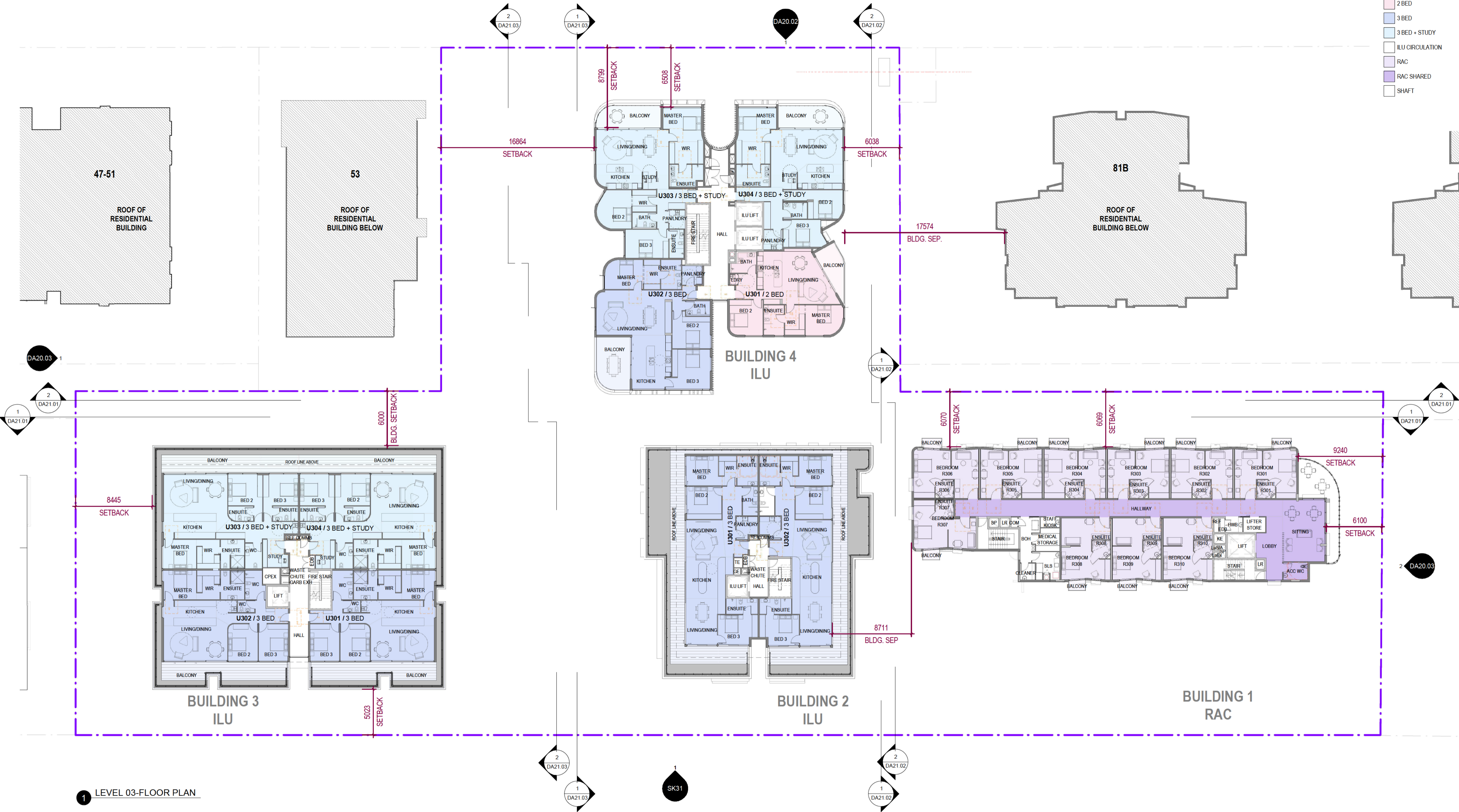
FIRE SPRINKLER SYSTEM TO BE INSTALLED TO ALL CLASS 2 & 9c BUILDINGS IN ACCORDANCE WITH AS 2118.1 & AS 2118.4, NCC PROVISIONS INCLUDING SPECIFICATION 7.7. DESIGN AND INSTALLATION TO BE DONE BY OTHERS.

PLEASE NOTE: THE PROPOSAL WILL HAVE A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION 91 OF THE SEPP (HOUSING)

REV	DATE	AMENDMENT	INITIALS	CHECK
P9	2024-06-07	PRELIMINARY	LS	MM
P10	2024-06-14	PRELIMINARY	LS	MM
P11	2024-06-24	PRELIMINARY	LS	MM
P12	2024-07-02	PRELIMINARY	SS	MM
P13	2024-07-04	PRELIMINARY	SS	MM
DA08	2024-07-05	DA SUBMISSION	SS	MM
DA09	2024-07-12	DA SUBMISSION	LS	MM
DA10	2024-07-16	DA SUBMISSION	LS	MM
DA11	2024-11-07	DA SUBMISSION	MR	SS
DA12	2025-03-03	DA SUBMISSION	MM	SS

PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.05	DA12
SCALE	As indicated @ A1	
DRAWN	MM	
NSW NOM ARB ARCH Reg:	Glen O'leary, Reg. No. 7621	
DATE	2025-03-03	

- UNIT TYPE
- 2 BED
 - 3 BED
 - 3 BED + STUDY
 - ILU CIRCULATION
 - RAC
 - RAC SHARED
 - SHAFT



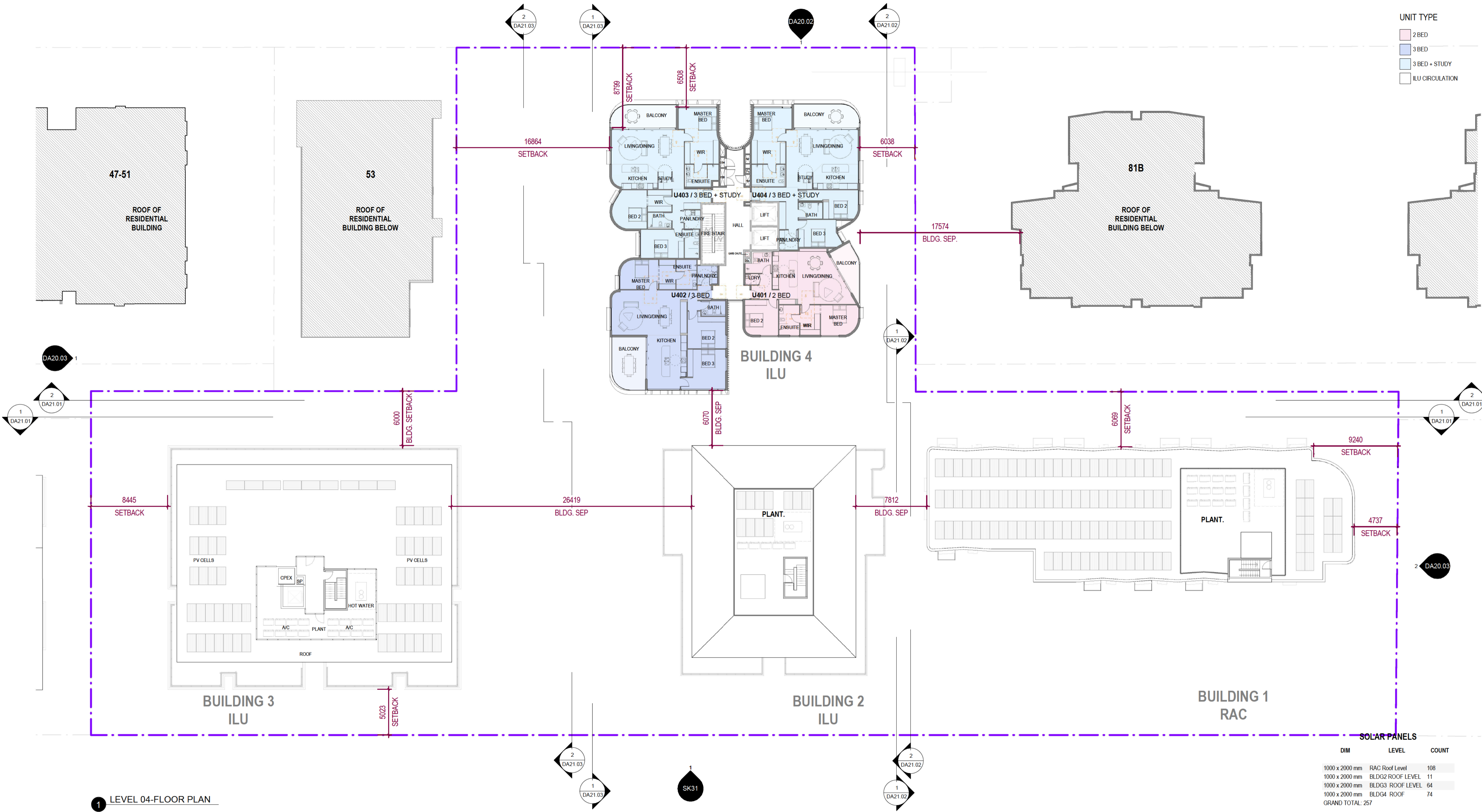
1 LEVEL 03-FLOOR PLAN

FIRE SPRINKLER SYSTEM TO BE INSTALLED TO ALL CLASS 2 & 9c BUILDINGS IN ACCORDANCE WITH AS 2118.1 & AS 2118.4. NCC PROVISIONS INCLUDING SPECIFICATION 17. DESIGN AND INSTALLATION TO BE DONE BY OTHERS.
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REV	DATE	AMENDMENT	INITIALS	CHECK
P9	2024-06-07	PRELIMINARY	LS	MM
P10	2024-06-14	PRELIMINARY	LS	MM
P11	2024-06-24	PRELIMINARY	LS	MM
P12	2024-07-02	PRELIMINARY	SS	MM
P13	2024-07-04	PRELIMINARY	SS	MM
DA08	2024-07-05	DA SUBMISSION	SS	MM
DA09	2024-07-12	DA SUBMISSION	LS	MM
DA10	2024-07-16	DA SUBMISSION	LS	MM
DA11	2024-11-07	DA SUBMISSION	MR	SS
DA12	2025-03-03	DA SUBMISSION	MM	SS

PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.06	DA12
SCALE	As indicated @ A1	
DRAWN	MM	
NSW NCM ARB ARCH Reg:	Glen Orlton, Reg. No. 7621	
DATE	2025-03-03	

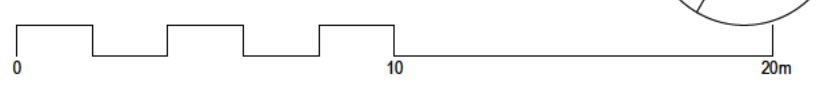
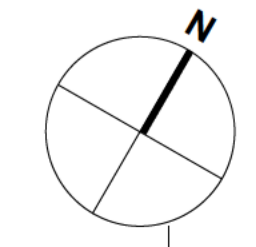
- UNIT TYPE
- 2 BED
 - 3 BED
 - 3 BED + STUDY
 - ILU CIRCULATION



DIM	LEVEL	COUNT
1000 x 2000 mm	RAC Roof Level	108
1000 x 2000 mm	BLDG2 ROOF LEVEL	11
1000 x 2000 mm	BLDG3 ROOF LEVEL	64
1000 x 2000 mm	BLDG4 ROOF	74
GRAND TOTAL:		257

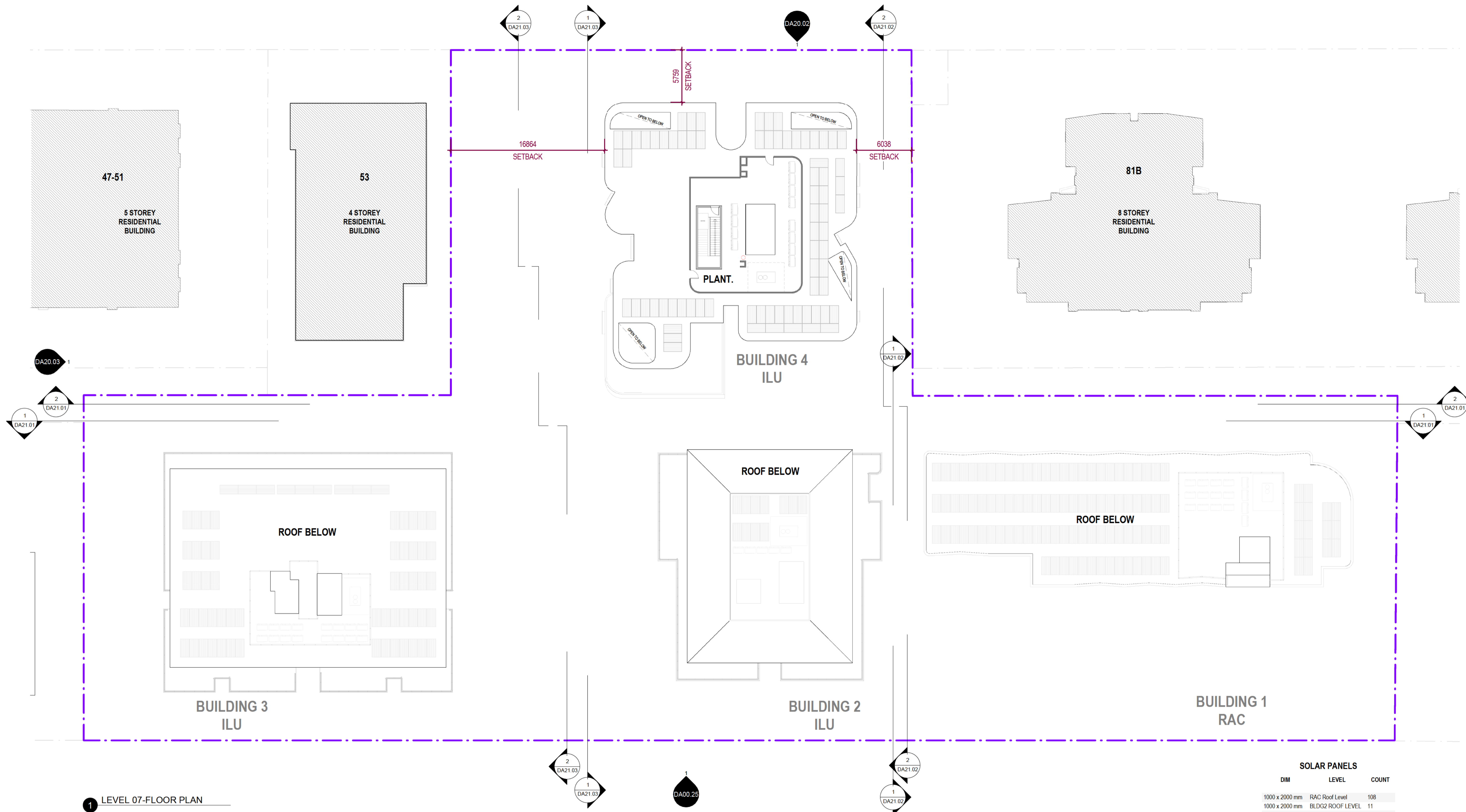
FIRE SPRINKLER SYSTEM TO BE INSTALLED TO ALL CLASS 2 & 9c BUILDINGS IN ACCORDANCE WITH AS 2118.1 & AS 2118.4, NCC PROVISIONS INCLUDING SPECIFICATION 17. DESIGN AND INSTALLATION TO BE DONE BY OTHERS.

1 LEVEL 04-FLOOR PLAN



REV	DATE	AMENDMENT	INITIALS	CHECK
P6	2024-06-04	PRELIMINARY	LS	MM
P7	2024-06-07	PRELIMINARY	LS	MM
P8	2024-06-14	PRELIMINARY	LS	MM
P9	2024-06-24	PRELIMINARY	LS	MM
P10	2024-07-02	PRELIMINARY	SS	MM
P11	2024-07-04	PRELIMINARY	SS	MM
DA09	2024-07-05	DA SUBMISSION	SS	MM
DA10	2024-07-12	DA SUBMISSION	LS	MM
DA11	2024-07-16	DA SUBMISSION	LS	MM
DA12	2024-11-07	DA SUBMISSION	MR	SS

PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.07	DA12
SCALE	As indicated @ A1	
DRAWN	MR	
NSW NCM ARB ARCH Reg:	Glen Orlerton, Reg. No. 7621	
DATE	2024-11-07	



1 LEVEL 07-FLOOR PLAN

SOLAR PANELS

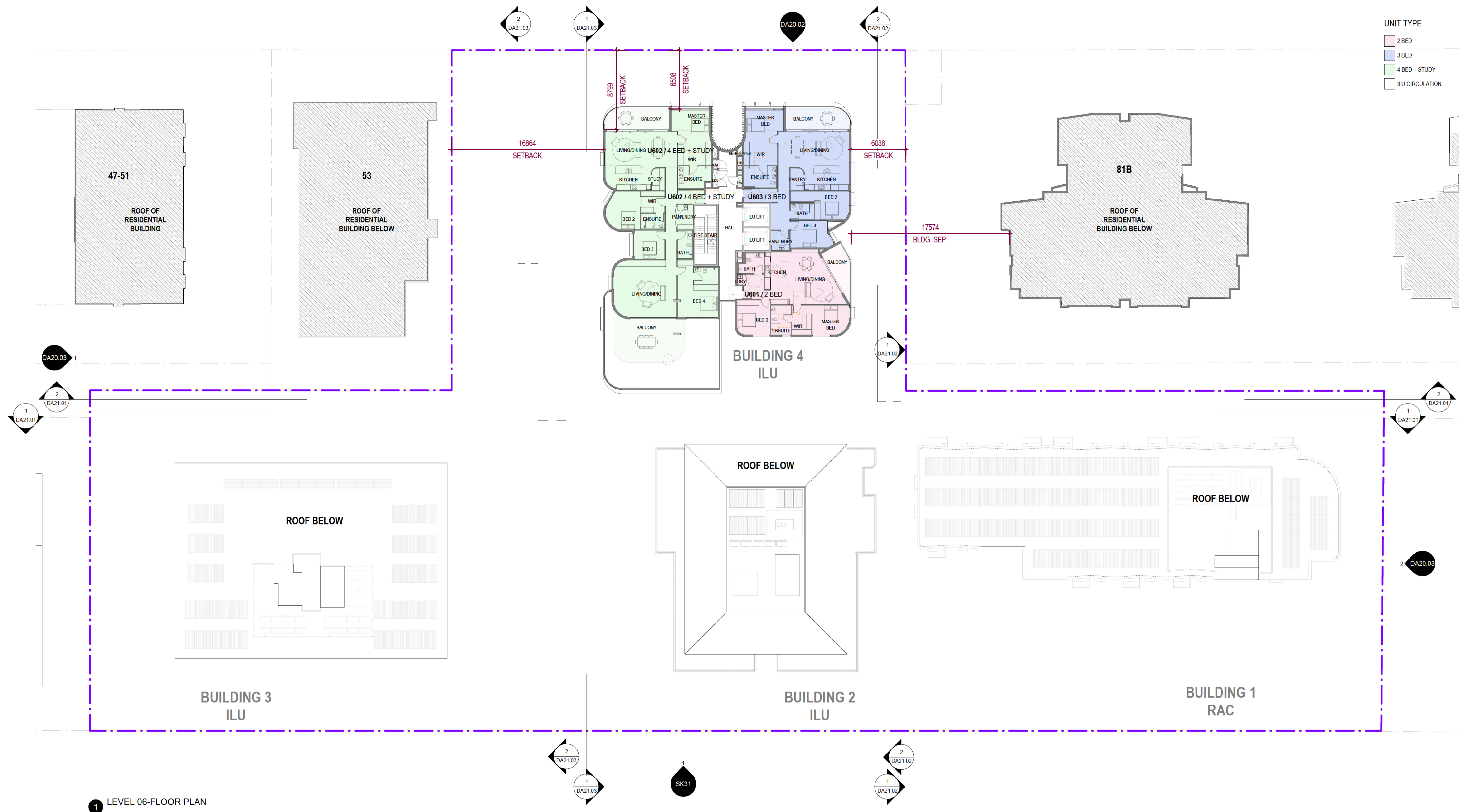
DIM	LEVEL	COUNT
1000 x 2000 mm	RAC Roof Level	108
1000 x 2000 mm	BLDG2 ROOF LEVEL	11
1000 x 2000 mm	BLDG3 ROOF LEVEL	64
1000 x 2000 mm	BLDG4 ROOF	74
GRAND TOTAL:		257

FIRE SPRINKLER SYSTEM TO BE INSTALLED TO ALL CLASS 2 & 9c BUILDINGS IN ACCORDANCE WITH AS 2118.1 & AS 2118.4, NCC PROVISIONS INCLUDING SPECIFICATION 17. DESIGN AND INSTALLATION TO BE DONE BY OTHERS.

REV	DATE	AMENDMENT	INITIALS	CHECK
P4	2024-06-04	PRELIMINARY	LS	MM
P5	2024-06-07	PRELIMINARY	LS	MM
P6	2024-06-14	PRELIMINARY	LS	MM
P7	2024-06-24	PRELIMINARY	LS	MM
P8	2024-07-02	PRELIMINARY	SS	MM
P9	2024-07-04	PRELIMINARY	SS	MM
DA08	2024-07-05	DA SUBMISSION	SS	MM
DA09	2024-07-12	DA SUBMISSION	LS	MM
DA10	2024-07-16	DA SUBMISSION	LS	MM
DA11	2024-11-07	DA SUBMISSION	MR	SS

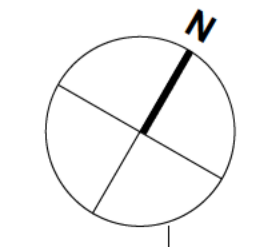
PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.11	DA11
SCALE	As indicated @ A1	
DRAWN	MR	
NSW NCM ARB ARCH Reg:	Glen Orlerton, Reg. No. 7621	
DATE	2024-11-07	

UNIT TYPE
 2 BED
 3 BED
 4 BED + STUDY
 ILU CIRCULATION



1 LEVEL 06-FLOOR PLAN

FIRE SPRINKLER SYSTEM TO BE INSTALLED TO ALL CLASS 2 & 9c BUILDINGS IN ACCORDANCE WITH AS 2118.1 & AS 2118.4, NCC PROVISIONS INCLUDING SPECIFICATION 17. DESIGN AND INSTALLATION TO BE DONE BY OTHERS.



REV	DATE	AMENDMENT	INITIALS	CHECK
P6	2024-06-04	PRELIMINARY	LS	MM
P7	2024-06-07	PRELIMINARY	LS	MM
P8	2024-06-14	PRELIMINARY	LS	MM
P9	2024-06-24	PRELIMINARY	LS	MM
P10	2024-07-02	PRELIMINARY	SS	MM
P11	2024-07-04	PRELIMINARY	SS	MM
DA09	2024-07-05	DA SUBMISSION	SS	MM
DA10	2024-07-12	DA SUBMISSION	LS	MM
DA11	2024-07-16	DA SUBMISSION	LS	MM
DA12	2024-11-07	DA SUBMISSION	MR	SS

PROJECT NO.	DRAWING NO.	REVISION
3236	DA10.09	DA12
SCALE	As indicated @ A1	
DRAWN	MR	
NSW NCM ARB ARCH Reg:	Glen Orlerton, Reg. No. 7621	
DATE	2024-11-07	

Our ref: 12604168

Revision: 0

4 March 2025

Skermanic Pty Ltd

c/- Morrison Design Partnership

Re: Fire Sprinklers Statement

Project: Pathways Cremorne Seniors Housing Project (SSD-49472213)

To whom it may concern,

This statement confirms that the proposed development of the Pathways Cremorne Seniors Housing (SSD-49472213), shall be provided with an automatic fire sprinkler system throughout the entirety of the development, inclusive of the residential care facility.

This is evidenced as well in the proposed Fire Safety Schedule for the development, by Building Code Professionals Pty Ltd, Revision 2, dated 20.06.2024, with the relevant section highlighted below.

ADDRESS: 50-88 Parraween St & 59-67 Gerard Street, Cremorne		DATE:		
STATUTORY FIRE SAFETY MEASURES EPA (DEVELOPMENT CERTIFICATION & FIRE SAFETY) REGULATION 2021 (PART 10, SECTIONS 77, 78 & 79)		CURRENTLY INSTALLED	CURRENT STANDARD OF PERFORMANCE	PROPOSED NEW MEASURE
1.	Access Panels, Doors, Hoppers to Fire-Resisting Shafts	No	-	Yes
2.	Automatic Fall-Safe Devices (door releases, etc.)	No	-	Yes
3.	Automatic Fire Detection & Alarm Systems	No	-	Yes
4.	Automatic Fire Suppression Systems (Sprinkler System – Whole Building)	No	-	Yes

Excerpt from the Proposed Fire Safety Schedule for Pathways Cremorne Seniors Housing

Please contact the below, or Building Code Professionals Pty Ltd, for any questions relating to the above.

Prepared by:



Colin Thomson

Certifier – Fire Safety (BDC04754)

Design Practitioner – Fire Safety Engineering



Attachments:

Fire Safety Schedule (Revision 2), dated 20.06.2024

FIRE SAFETY SCHEDULE

PROPERTY NAME: ---

LOCAL COUNCIL: North Sydney Council

ADDRESS: 50-88 Parraween St & 59-67 Gerard Street, Cremorne

DATE: 20.06.24

STATUTORY FIRE SAFETY MEASURES EPA (DEVELOPMENT CERTIFICATION & FIRE SAFETY) REGULATION 2021 (PART 10, SECTIONS 77, 78 & 79)		CURRENTLY INSTALLED	CURRENT STANDARD OF PERFORMANCE	PROPOSED NEW MEASURE	PROPOSED STANDARD OF PERFORMANCE
1.	Access Panels, Doors, Hoppers to Fire-Resisting Shafts	No	-	Yes	Clause C4D14 BCA 2022
2.	Automatic Fail-Safe Devices (door releases, etc.)	No	-	Yes	Clauses D3D24(2)(d), D3D26(3)(d) & Clause S24C5 of Specification 24 BCA 2022
3.	Automatic Fire Detection & Alarm Systems	No	-	Yes	Clauses E2D3, E2D8, E2D9, E2D11, NSW E2D16, E2D19 & Specification 20 BCA 2022
4.	Automatic Fire Suppression Systems (Sprinkler System – Whole Building)	No	-	Yes	Clauses C3D7, E1D4, E1D6, E1D9, E1D10(2), Specification 17 & Specification 18 BCA 2022 & AS 2118.1-2017 or AS 2118.6-2012
5.	Emergency Lifts	No	-	No	-
6.	Emergency Lighting	No	-	Yes	Clauses E4D2, E4D4 & G6D8 BCA 2022 & AS/NZS 2293.1-2018
7.	Emergency Warning & Intercommunication Systems (EWIS)	No	-	No	-
8.	Exit Signs	No	-	Yes	Clauses D4D7(1)(a)(ii), E4D5, E4D6, E4D7, E4D8 & G6D8 BCA 2022 & AS/NZS 2293.1-2018
9.	Fire Control Centres & Rooms	No	-	No	-
10.	Fire Dampers	No	-	Yes	Clause C4D15 BCA 2022 & AS 1668.1-2015
11.	Fire Doors	No	-	Yes	Clauses C3D9, C3D13, C3D14, C4D3, C4D5, C4D6, C4D8, C4D9, C4D12, C4D14 & Clause S12C2 of Specification 12 BCA 2022 & AS 1905.1-2015
12.	Fire Hose Reel Systems	No	-	Yes	Clauses E1D3 BCA 2022 & AS 2441-2005
13.	Fire Hydrant Systems	No	-	Yes	Clauses E1D2 & G6D6 BCA 2022 & AS 2419.1-2021
14.	Fire Seals Protecting Openings in Fire-Resisting Components of the Building	No	-	Yes	Clauses C4D13, C4D15 & Specification 13 BCA 2022
15.	Fire Shutters	No	-	Yes	Clauses C4D3 & C4D5 & Clause S12C5 of Specification 12 BCA 2022 & AS 1905.1-2015
16.	Fire Windows	No	-	No	-
17.	Lightweight Construction	No	-	Yes	Clause C2D9, Specification 6 & Table S5C11f of Specification 5 BCA 2022
18a.	Mechanical Air Handling Systems (Stair Pressurisation Systems)	No	-	Yes	E1D2 BCA 2022, Clause 6.11.2 of AS 2419.1-2021 & AS 1668.1-2015
18b.	Mechanical Air Handling Systems (Zone Smoke Control Systems)	No	-	No	-
18c.	Mechanical Air Handling Systems (Smoke Exhaust Systems)	No	-	Yes	Clause NSW E2D19 & Specification 21 BCA 2022
18d.	Mechanical Air Handling Systems (Smoke Clearance Fans -Carpark Only)	No	-	Yes	Clause E2D12 BCA 2022 & Clause 5.5 of AS 1668.1-2015
18e.	Mechanical Air Handling Systems (Fire Trip to Carpark Supply Fans Only)	No	-	Yes	Clause E2D12 BCA 2022 & Clause 5.5 of AS 1668.1-2015
18f.	Mechanical Air Handling Systems (Fire Trip to General Air Handling Systems)	No	-	Yes	Clause NSW E2D16 BCA 2022
19.	Perimeter Vehicle Access for Emergency Vehicles	No	-	No	-
20.	Portable Fire Extinguishers	No	-	Yes	Clauses E1D14 & G6D6 BCA 2022 & AS 2444-2001
21.	Safety Curtains in Proscenium Openings (Theatres)	No	-	No	-
22.	Smoke & Heat Vents	No	-	No	-
23.	Smoke Dampers	No	-	Yes	Clauses NSW C3D6, E2D3 BCA 2022 & AS 1668.1-2015
24.	Smoke Detectors and Heat Detectors	No	-	No	-
25.	Smoke Doors	No	-	Yes	Clauses NSW C3D6(3), D3D8(4), S11C3 & S11C4 of Specification 11 BCA 2022
26.	Solid Core Doors	No	-	No	-
27.	Stand-By Power Systems	No	-	No	-
28.	Wall-Wetting Sprinkler / Drencher Systems	No	-	Yes	Clauses C4D3, C4D5 & D2D12(3) & S5C16(b)(ii) of Specification 5 BCA 2022
29.	Warning & Operational Signs	No	-	Yes	Clauses D3D28 & E3D4 BCA 2022 & Clause 108 EPA (Development Certification & Fire Safety) Regulation 2021
30.	Lift Landing Doors	No	-	Yes	Clause C4D11 BCA 2022 & AS 1735.11-1986
31.	Performance Solution Report(s)	No	-	Yes	TBA

Pathways Cremorne Integrated Seniors Housing Development

Urban Design Report

13 Aug 2024

Revision B for Revised DA

Acknowledgement of Country

We respectfully acknowledge the Gammerai [Cammerai] People as the Traditional Custodians of this place.

We pay our respects to elders past, present and emerging.

This is, was and always will be Aboriginal land.

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1. Introduction

1.1 Introduction

This Urban Design Report has been prepared to accompany revisions to State Significant Development Application SSDA-49472213 for the construction of a seniors living development at 50-88 Parraween Street and 59-67 Gerard Street.

The SSDA was first submitted on 4th August 2023 and has now been revised to address submissions received and the recent heritage listing of the cottages at 78, 80, 82, 84, 86 and 88 Parraween Street.

Most notably, the revisions relate to the retention of all the heritage listed cottages and although 9 cottages within the Parraween Street frontage had been identified for reinstatement/adaptive reuse in the original SSDA, these were different to the cottages that have now been listed.

Accordingly, the design has been restructured with the listed cottages now integrated into the design of the Residential Aged Care Facility at the eastern end of Parraween Street with new buildings accommodating Independent Living Units framing the public plaza and through site link.

Overall, the project remains similar in terms of the built-form and development yield and comprises 58 independent living units (ILU's), a 41-bed residential aged care facility (RAC) and supporting ancillary uses such as a hydrotherapy pool, medical consulting rooms and a café. Resident parking, deliveries and waste management are accommodated at basement level with driveway access from Parraween Street largely in accordance with the original design.

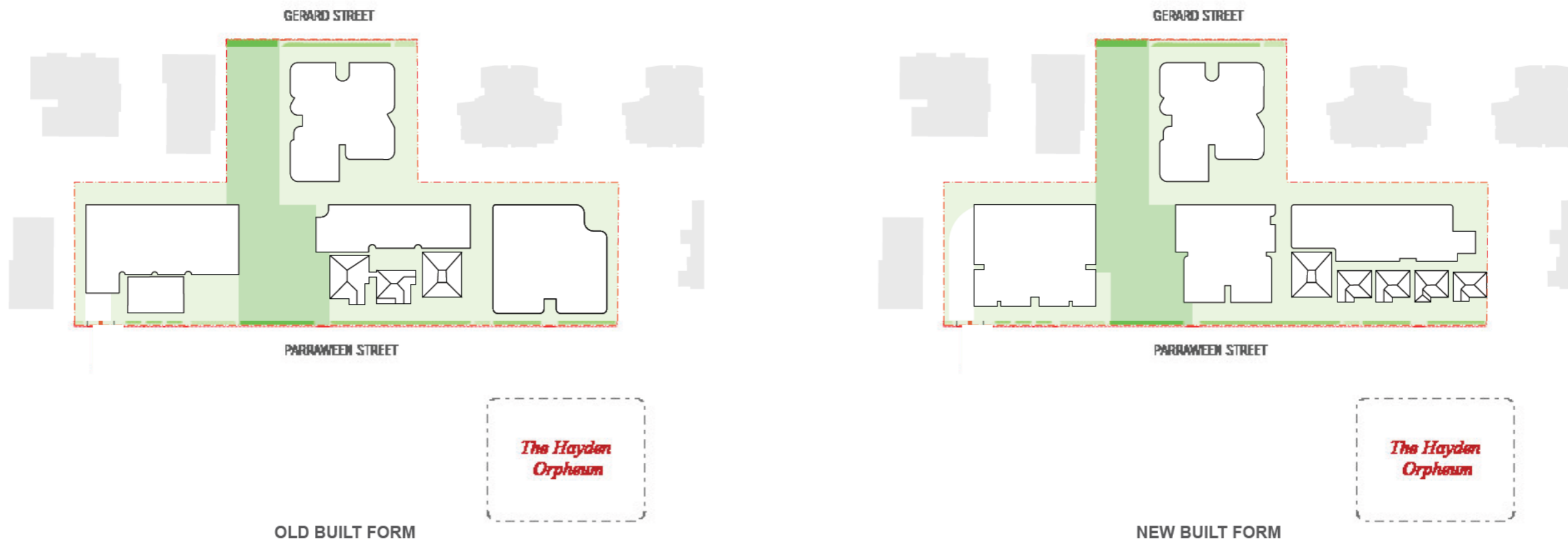
Overall, the development still provides:

- Continuity of the streetscape character of Parraween Street through the retention and adaptive re-use of the heritage listed cottages at, 78 - 88 Parraween St,
- A through-site walking link with open spaces for community use,
- Landscaped communal and private open spaces for residents,
- Allied health services accessible to residents and the local community.

The design objectives remain to:

- Create a world class community environment for senior members of the community that is fit for purpose (in response to the Royal Commission) and allows residents to age in place with respect and dignity
- Complement Parraween Street with active frontages and a low scale streetscape to enhance its potential as an alfresco strip
- Respect the existing character of the streets.
- Connect Parraween Street to district views
- Create a high quality soft open space for public use
- Create a mid block public through site link that connects residents north of Gerard Street with Cremorne Town Centre
- Respond to the local built form and landscape setting whilst minimising overshadowing impact
- Create new contemporary architecture that contributes to the high quality of Cremorne's built environment

1.2 Built Form Comparison



2. Site & Context

2.1 Strategic Context

The site lies within Cremorne, a desirable north-shore established neighbourhood just 15mins from Central Sydney and connected by high frequency public transport including the B-Line and numerous bus services. The site is adjacent to Cremorne Town Centre which is one of 3 local centres that exist along Military Road.

While development of these centres evolved in the early 20th century as primarily shop-top housing fronting Military Road, recent development is prioritising the laneways and streets behind Military Road where more comfortable pedestrian conditions exist as the intensity of traffic within the Military Road corridor becomes increasingly inhospitable to pedestrian activity.

This is particularly the case for Neutral Bay and inevitable for Cremorne as our urban lifestyles drive us to socialize in public spaces with good amenity. The local area is well provided for with its own commercial centre but also includes many primary and secondary schools local to the area, regional parklands along Middle Harbour and high quality established residential streets that surround the Cremorne Town Centre.



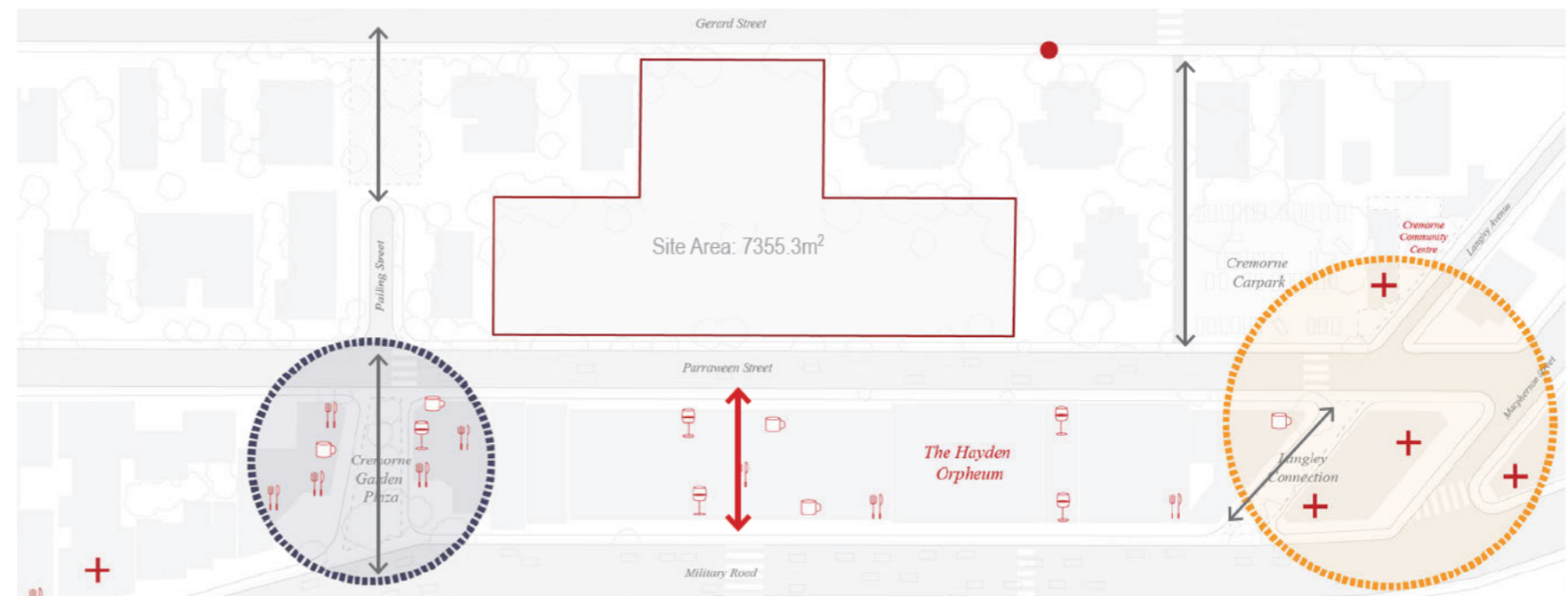
2.2 The Local Context

The location of the site lies on the northern edge of Cremorne Town Centre between Gerard Street and Parraween Street. The centre is well provisioned offering medical services, professional services, shops and a supermarket, The Hayden Orpheum Cinema, restaurants and cafes, and is serviced by high-frequency public transport.

An existing commercial arcade is located directly opposite the site and provides direct access from the site to the Military Road commercial strip. The arcade also aligns a pedestrian crossing on Military Road which is critical to accessing city-bound buses as well as the local supermarket, shops and restaurants that are located on the southern side of Military Road.

The centre is heavily impacted by the noise and pollution of traffic within the Military Road arterial corridor that divides the centre in two. The centre also suffers from a lack of public space although the Cremorne Garden Plaza has become a popular alfresco space for locals. There is a Council through-site link, community facility and Langley connection that bookend the development site to the east.

Ada Street opposite the site extends north from Gerard Street and provides a vista toward Middle Harbour as the topography falls away. Ada Street also aligns a series of public links at its northern end that connect Ada St to Brightmore Reserve and Primrose Park on the harbour. Housing in the area is characterized by established federation housing stock interspersed with new high density apartment complexes where permitted under the planning controls.



2. Site & Context

2.3 The Site

The site is 7355.3 m² in area and feature two street frontages. The site lies adjacent to the northern edge of the town centre in Parraween Street, and extends northward through to Gerard Street.

The site benefits from a falling topography that brings sun and district views into the site from the north-west. The site is intrinsically connected with the town centre and via commercial arcade opposite that provides direct access to the Military Road corridor as well as cafes and the iconic Orpheum Theatre directly adjacent in Parraween Street. Cremorne Garden Plaza is just a few steps to the west offering a choice of restaurants and cafes with outdoor dining.

The site features many existing small and medium scale residences with domestic gardens and 1 significant Sydney Blue gum within the north-east corner of the site that is worthy of retention. The site is also framed by many significant trees on adjacent properties that contribute to the leafy North-Shore character of the place.



2.3.1 Parraween Street

Parraween St has a quiet and sunny disposition and provides convenience parking for people shopping in the town centre. The combination of parking, street trees, the cinema, urban plazas and shop top housing on its southern frontage is creating the potential for an active high street.

The site contains a number of federation cottages along the Parraween Street frontage giving the street a low-scale domestic character. Over time however, they have been compromised by insensitive additions and parking added to their front gardens which detracts from their contribution to the street scape. Cottages 78-88 Parraween Street have been listed as Heritage items.

2.3.2 Gerard Street

Gerard St is a busy classified road with constant regional traffic moving to and from Mosman and the Northern Beaches. The Gerard St frontage presently has an older 4-storey apartment building and a bungalow style house that now seems out of context with the busy road and mostly much taller buildings. The corridor features a number of apartment complexes between 8 and 15 storeys that were developed in the 1960s and 1970s. While Gerard has good street trees, it suffers from limited connections to the town centre and also presents as a barrier between the town centre and communities north of the road toward Middle Harbour.

2. Site & Context

2.4 North Sydney Planning Controls

Subject Site Details:

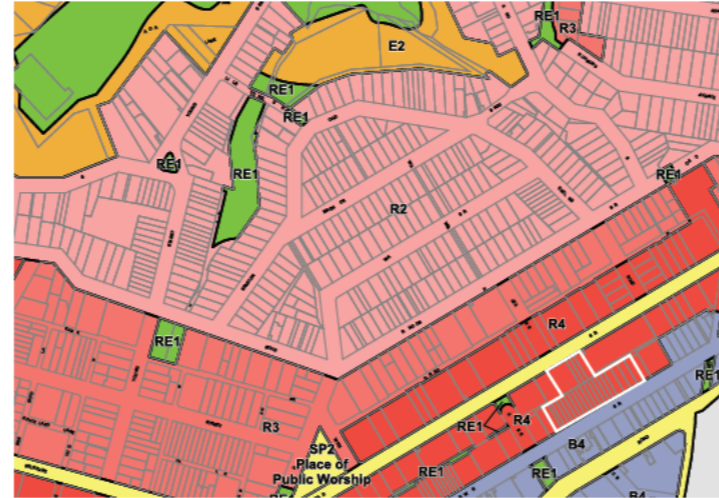
50-88 Parraween St + 61-67 Gerard St, Cremorne 2090 NSW

Lot Number:

Lot30/2/DP4785, LotA/DP366345, LotB/DP366345, LotC/DP366345, LotA/DP419832, LotB/DP419832, LotA/DP412718, LotB/DP412718, Lot1/DP1001062, Lot2/DP1001062, LotX/DP442664, LotY/DP442664, LotA/DP438187, LotB/DP438187, Lot1/DP441402, Lot2/DP441402, Lot1/DP19887, Lot2/DP19887, Lot3/DP19887, Lot4/DP19887, LotSP95237, LotA/DP442573, LotB/DP442573, Lot81/DP978497

Overview:

Zoning	(R4) High Density
Building Height	(M) 12 m 4 Storey
FSR	N/A
Heritage	YES Heritage Item: General - <i>11138, 11139, 11140, 11141, 11142, 11143 (78-88 Parraween Street)</i>
Site Coverage	45% max (NS DCP 2013)



Zoning: R4
NSLEP 2013



Floor Space Ratio: Not applicable to this site
NSLEP 2013



Heritage: YES Heritage Item: General - *11138, 11139, 11140, 11141, 11142, 11143 (78-88 Parraween Street)*
NSLEP 2013



Building Height: 12m
NSLEP 2013

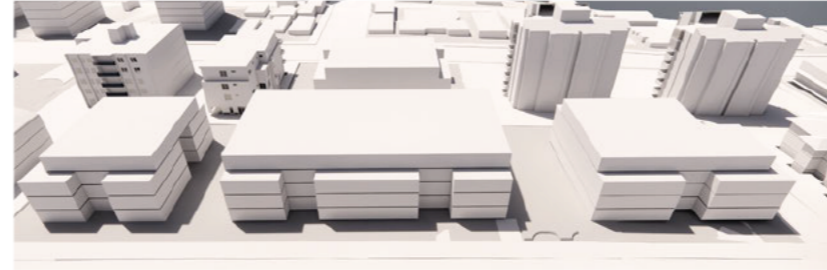
3. The Benchmark



39 Parraween Street
Approx FSR 1.42:1

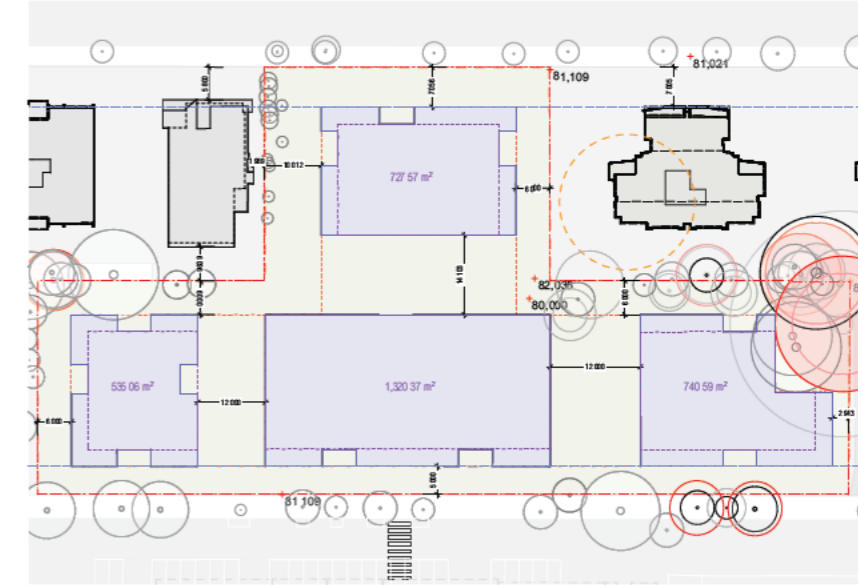


53 Gerard Street
Approx FSR 1.3:1



'Business as Usual' - Compliant Scheme 3D View:

1. Aerial
2. Parraween Street



'Business as Usual' - Compliant Scheme

3.1 Recent Developments

There are two recent developments nearby the site at 39 Parraween Street and 53 Gerard Street that provide a good representation of what can be achieved in the area. Each is contemporary in their expression and have been designed in accordance with primary controls as follows;

- R4 High Density Zoning
- 12m height limit corresponding to 4-storeys
- 45% site coverage

A yield approximately FSR 1.42:1, at 39 Parraween St and FSR 1.3:1 at 55 Gerard St being a smaller site has been achieved and the outcome is well articulated building forms, set-back from the street within garden settings that achieve a high level of density.

3.2 Compliant Development

Taking the learnings from the recently completed developments at 39 Parraween Street and 53 Gerard Street, we have imagined how a similarly structured development would translate onto this site to establish a 'Business as Usual' benchmark for what can be achieved on this site.

The scheme features four 4-storey buildings with ADG separation that allows for appropriate landscape treatments and compliant setbacks to boundaries. Three of the buildings are oriented to Parraween Street, and one oriented to Gerard Street.

Key Metrics

- 45% Site Coverage
- 4 storeys in height
- Compliant setbacks
- ADG separation between buildings and to existing buildings on adjacent sites

The outcome yields the equivalent of approx FSR 1.44:1

*Note, the eastern boundary side setback that meets Parraween Street is reduced given the driveway positioning on the adjacent property that provides adequate separation to the neighboring building. An averageing argument could also be made here as the proposed built-form steps around the existing blue gum tree.

4. Vision

The vision for Pathways Cremorne is to create an integrated seniors housing development embedded with the established town centre of Cremorne. The development will provide options for local retirees to age within their community with varying levels of assistance in a manner that keeps them engaged with their community and consistent with the recommendations of the recent Royal Commission.

The central location within Cremorne will provide residents with direct access to shops, offices, restaurants, a supermarket, cinemas, health services and public transport allowing them to maintain their independence through their twilight years.

The positioning of the development within the Cremorne town centre will also facilitate intergenerational interaction between the community and elderly residents, which is proven to benefit the health and wellness of our ageing population, while also strengthening local social networks.

The overarching design ambition is to embed and integrate the development into the local community in a physical sense so that it feels integrated architecturally but also connected into the public realm to create opportunities for social interaction.

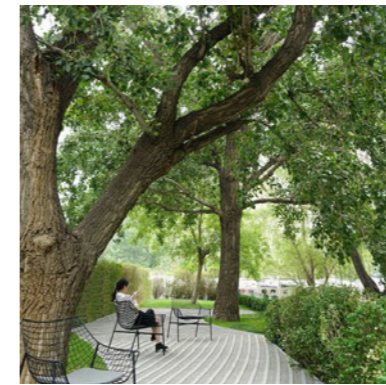
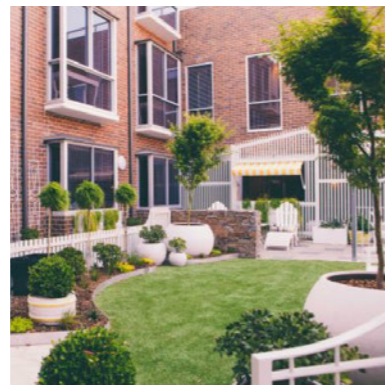
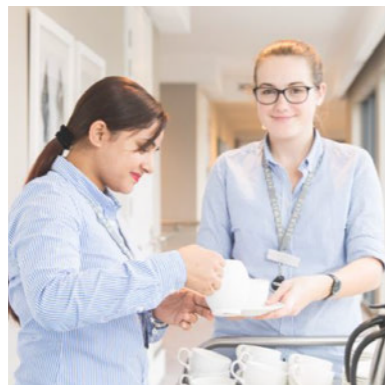
The design ambition falls within two key themes

1. To create a new 'connected' retirement living community

- a. By maximising the benefits of being located within an established local centre
- b. By knitting the development into the neighbourhood to maximise opportunities for intergenerational social activity

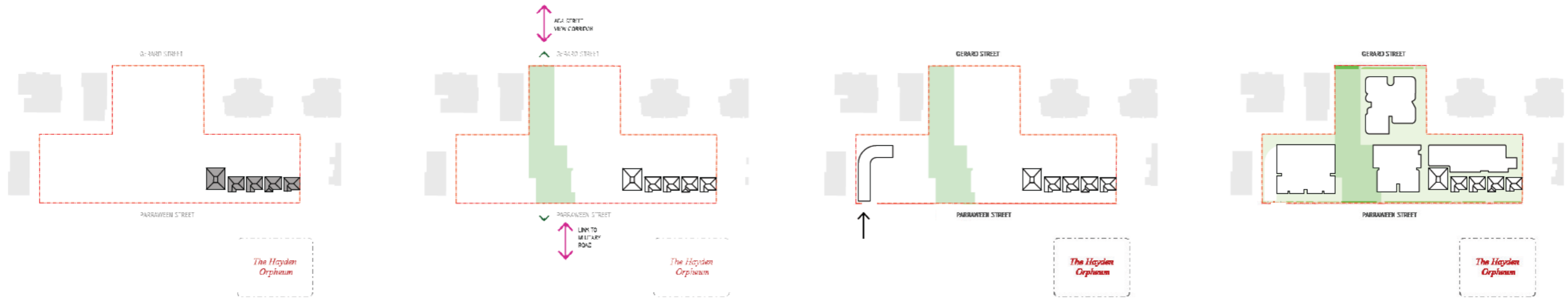
2. Develop a context responsive urban design that sensitively brings density into an established area

- a. By respecting local character and scale
- b. By using the development to provide meaningful outcomes for the community
 - Through the retention of heritage listed houses in Parraween Street
 - Through the provision of a through-site link that improves pedestrian connectivity while bringing the public into the retirement community
 - Creating a public space for all to enjoy



5. The Design

5.1 Key Moves



1. Retention and Renewal

Retention and upgrade of the heritage listed cottages at 78 - 88 Parraween St. Retaining the existing street-front cottages maintains the existing continuity and low scale fine grain character of Parraween St. Removal of parking and driveways enables these cottages to be restored with new gardens and fences consistent with how they would originally have been conceived, to vastly improve the streetscape

2. The Public Park and Through Site Link

Create a new public plaza and through site link at the center of the site that aligns the commercial arcade to the south and Ada St to the north.

This connection provides a direct link between the town centre and the communities north of Gerard Street. It also enables a legible pedestrian route to be established to Brightmore Reserve and Primrose Park via public pathways from Ada Street. This through site link and public plaza improves the pedestrian environment of Gerard Street, connects communities, and provides a memorable place for gatherings and intergenerational interaction.

3. Vehicle Access

The new driveway provides two-way basement access for both cars and servicing vehicles and is positioned in Parraween St at the western end of the site to avoid conflict with the public open space, to sit outside the visual curtilage of the land-mark Orpheum Theatre and to avoid impact to existing significant trees including the retained significant Sydney blue gum.

The driveway is located in Parraween Street because a driveway from Gerard Street could not be supported by the RMS due its 'Classified Road' status.

4. The Built Form

The built form is organised across the remaining parts of the site with 4 new buildings infilling around the five retained heritage listed cottages.

The new buildings respond to the different scales of Parraween Street and Gerard Street. The built form transitions from 1, 2 and 3 level frontages in Parraween St frontage to 4 levels in the centre of the site and then to 7 levels on Gerard St which is consistent with its neighbouring buildings and the overall streetscape.

5. The Design

5.2 Architecture

The proposal features 3 architectural typologies that bring diversity to the development.

1. The existing cottages retain the grain and scale of Parraween Street and surrounding suburb. This is considered in the materials;

- Federation Brick
- Terracotta Roof Tiles
- Sympathetic modern additions

2. The new infill buildings BLG 02, + 03 including the RAC BLG 01, frame the existing cottages in the foreground by formally setting back from the street and establishing a relationship through subtle facade composition and materiality. This is considered in the materials;

- Modern brick references
- Zinc roofscape or powdercoated steel
- Deep Reveals and window details

3. Building 04 is a contemporary apartment complex designed to continue the urban character of Gerard Street. The 7 storey high is consistent with its two neighbours to the east while the form, with balconies on the corners achieves a vertical proportion and lightness to the building. This is considered in the materials;

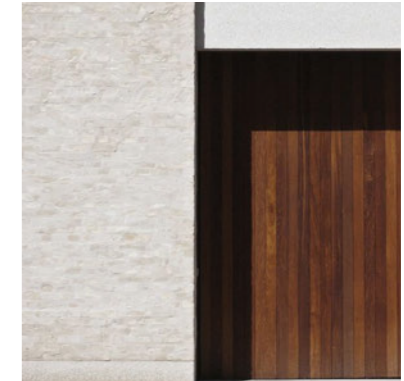
- Natural and neutral tones
- Textured Precast
- Glazing



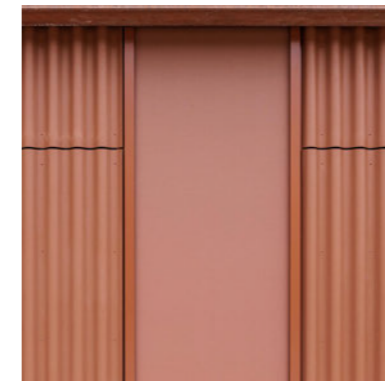
Diagram: Defining building typologies



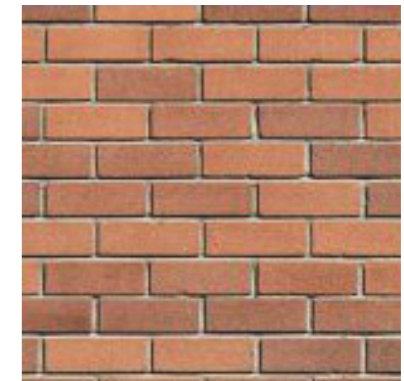
Precedent: light concrete



Precedent: Deep openings



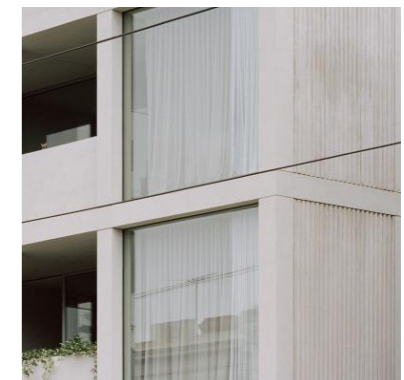
Precedent: powder coat steel in terracotta tone



Precedent: federation brick



Precedent: cream brick/light brick



Precedent: precast concrete with vertical texture

5. The Design

5.3 The Basement + Lower Ground Floor

The Lower Ground Floor and Basement perform two vitally important functional roles for the development.

Firstly, they relieve the streetscapes of parking and loading activity allowing pedestrian activity and landscape treatments to take priority in both Parraween Street and Gerard Street. Both resident parking and all loading activities are entirely accommodated within these 2 levels with access provided from a single discreet driveway located at the western end of the site in Parraween Street.

Secondly, the Lower Ground Level accommodates all the ancillary facilities for the development including dining rooms, a hydrotherapy pool, allied health services, a mens shed, a hair dresser, a gymnasium plus laundry and kitchen services.

All residents have secure undercover access to these shared facilities via their individual building lifts that bring them directly to the Lower Ground Level. The Fern Tree gully which traverses the site in an east – west direction brings light and air to the facilities while also providing garden break-out spaces for the residents

5.4 The Public Space

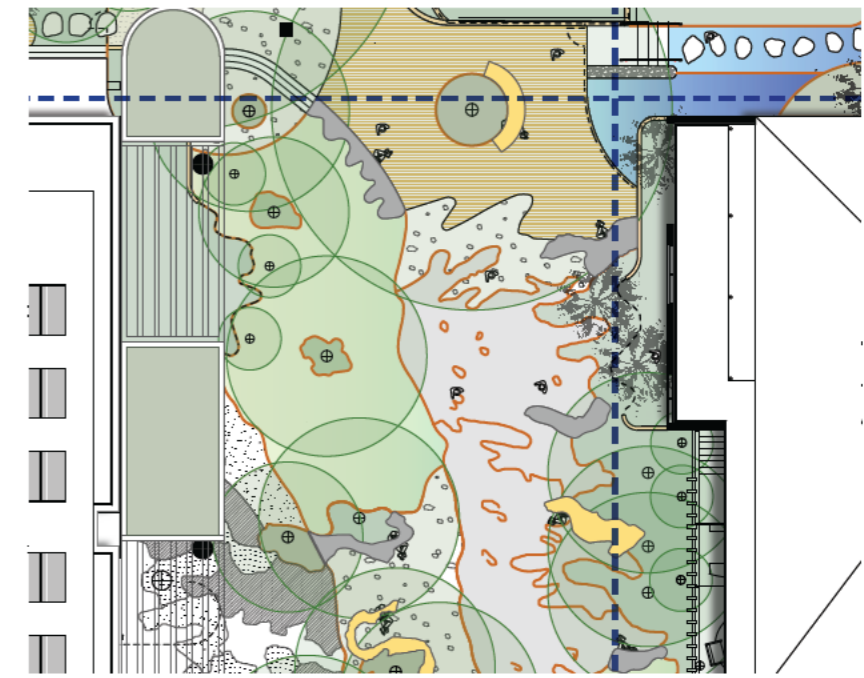
The design and positioning of the public space was explored extensively in the design process. The centre of the site was selected due to its alignment with the commercial arcade to Military Road, and its alignment with Ada Street to the North which has district views and connects to public pathways to Middle Harbour.

This location balanced well with the Cremorne Garden Plaza to the west, and Langley Street Plaza to the east.

The Ada Street alignment draws stunning district views through the site and into Parraween Street visually connecting the town centre with existing communities to the north.

The through site link also relieves the harsh environment of Gerard Street opening up a physical and visual connection to the town centre

The public space is generous in size being; 1298m² This is similar in scale to the Mosman village green, and provides much needed space for, socializing picnics, kids play and finally a memorable place for gatherings



Landscape Plan NTS - Public Park Zoom



Ada Street Vista

5. The Design

5.5 Building 01: RAC

The design of the Residential Aged Care (Building 01) is focused around high-care and includes dementia care.

The facility is completely integrated with the retained cottages to bring a familiar domestic scale to the environment in direct response to the Royal Commission. A minimalist glazed connection at the rear provides undercover access between the new building and the heritage cottages.

All areas are designed to maximise acoustic and thermal comfort (refer to architectural plans and consultant reports further details), and floorplates are kept small to replicate a home-like environment as much as possible. Sensory interaction is encouraged through the connection to the large Sydney Blue Gum at the north from communal dining and balconies, as well as through the provision of gardens on balconies around the façade. Views to Parraween Street also provide residents with an engaging and active outlook.



Visualisation of RAC



The Mint. Precedent for glazed minimalist connection between new and old

5. The Design

5.6 Building 02+03: ILU

Building 02 + 03 are new 4 storey buildings located to the Parraween Street frontage and framing the new park and through-site link.

The materiality of these buildings responds to the original federation brick and terracotta tiles of the existing Parraween St cottages and surrounding local typologies.

Building 03 is expressed as a 3-storey brick facade with a setback 4th level clad in lightweight material. This composition is similar in scale with its neighbour to the west along with other more recent apartment projects in the area. The facade is articulated in 4 parts to pick-up the grain of the street and the cottages that previously existed here.

Building 02 incorporated 2 setbacks from Parraween St at the 2nd and 3rd levels to mediate the scale of the cottages to the east and the park to the west.

Both buildings feature deep recessed windows and balconies located on the corners to provide each apartment with a wider outlook. The penthouse suites on level 04 have large wrap around terraces promoting visual connection between neighbours and views out to the public park.

APARTMENT MIX BLG 02:

5 x 2 BED

6 x 2 BED +

2 x 3 BED

TOTAL - 13 APARTMENTS

APARTMENT MIX BLG 03:

1 x 1 BED

4 x 2 BED

3 x 2 BED +

7 x 3 BED

3 x 3 BED +

TOTAL - 18 APARTMENTS



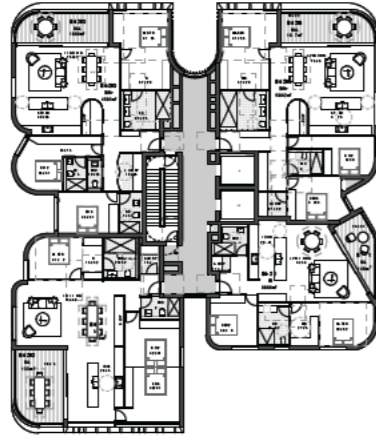
Visualisation of Building 02 + 03

5. The Design

5.7 Building 04: ILU

Building 04 is sited on Gerard Street. Its architectural features and materials are carefully selected to ensure it blends well with the surrounding environment. The building's design takes into consideration the scale and character of nearby apartment complexes. It maintains a consistent height and massing that respects the built form of its two immediate neighbours to the east.

The façade is articulated, to give the building a vertical proportion and incorporates a combination of materials and textures (textured precast, smooth concrete, rendered surfaces, light coloured brick and glazing) that complement the surrounding architectural palette. The design of the building's façade considers the play of light and shadow throughout the day, creating visual interest and adding depth to the exterior. Terraces and generous recessed balconies are incorporated into the design to provide outdoor spaces for residents adding architectural variation to the building's façade.



Apartment Mix:

7 x 2 BED

1 x 2 BED +

7 x 3 BED

11 x 3 BED +

1 x 4 BED +

TOTAL - 27 APARTMENTS



Visualisation of Building 04

5. The Design

5.8 The Heritage Cottages

The retention of the heritage listed cottages at 78 to 88 for adaptive re-use as part of the RAC Facility, will breathe new life into these buildings.

The elimination of driveways and carports will also allow for the proper reformation of the gardens and front fences that would have originally existed, thereby restoring the integrity and charm of the original streetscape.

The re-use of each building has been carefully considered.

No 78-84 are proposed to be used as resident suites with independent bedrooms and small living spaces occupying the key front rooms in each building.

The main entrance foyer and reception is to be housed within No 86 providing a high quality domestic scale first 'touch point' for people visiting the facility.

The main dining room is located at the eastern end of the new building with outlook to the retained blue gum and gardens. The dining room also links into a lounge area housed within No 88 forming a nice flow between new and old as well as indoor and outdoor.



78-80 Parraween Street - Preliminary Visualisation

5. The Design

5.9 Cafe + Pavilion

The café and pavilion anchors the development to the public space and provides the setting where residents and the general public can come together to socialise informally.

The café activates the park edge inviting residents and the public to enjoy a coffee or meal either within the cafe/pavilion, or as a takeaway in the park itself.

The cafe is positioned on the southern side of the park where it will receive consistent sunlight through the day until mid- afternoon, ensuring that it becomes a popular place for and alfresco breakfast or lunch.



Visualisation of Building 03 + Cafe

5.10 The Landscape

5.10.1 The Existing Landscape

The existing landscape condition is characterised by a collection of domestic scaled backyards and front yards with their associated hard stand areas and plantings that consist largely of trees and shrubs.

5.10.2 Existing Trees

The most significant landscape feature is a Sydney Blue Gum tree that is located in the north-east corner of the site. This tree will be retained, and celebrated as part of the new development and in doing so, inform the design of the built form and landscape, other garden specimens of value located on site will be transplanted off site during the construction process for later re-use in the proposed landscape scheme. Species deemed appropriate for transplanting include Frangipanis, Palms, Camellias and a birds nest fern of impressive stature.

The Landscape team (Svalbe & co + Brendan Moar) will work closely with the project arborist to determine what specimens are appropriate for transplanting. The relocation of transplanted specimens will be focused along the Parraween Street frontage (associated with the heritage buildings to be retained) and in other private/ communal garden areas adjoining. Existing street trees along Gerard and Parraween Street also provide valuable amenity to both frontages of the site and shall be retained and protected.

5.10.3 Additional Canopy

Generous pockets of deep soil afforded by the new development provide for the planting of additional canopy trees. In landscape areas where deep soil does not prevail and additional canopy planting is desirable, soil volumes will be introduced to facilitate proposed plantings. New canopy trees will be selected to respond to the scale of the existing and proposed built form and draw on a range of endemic trees including the locally rare Scribbly Gum, as well as locally adopted species.

The removal of dis-used driveways along Parraween Street opens up the opportunity to restore a continuous canopy along this frontage.



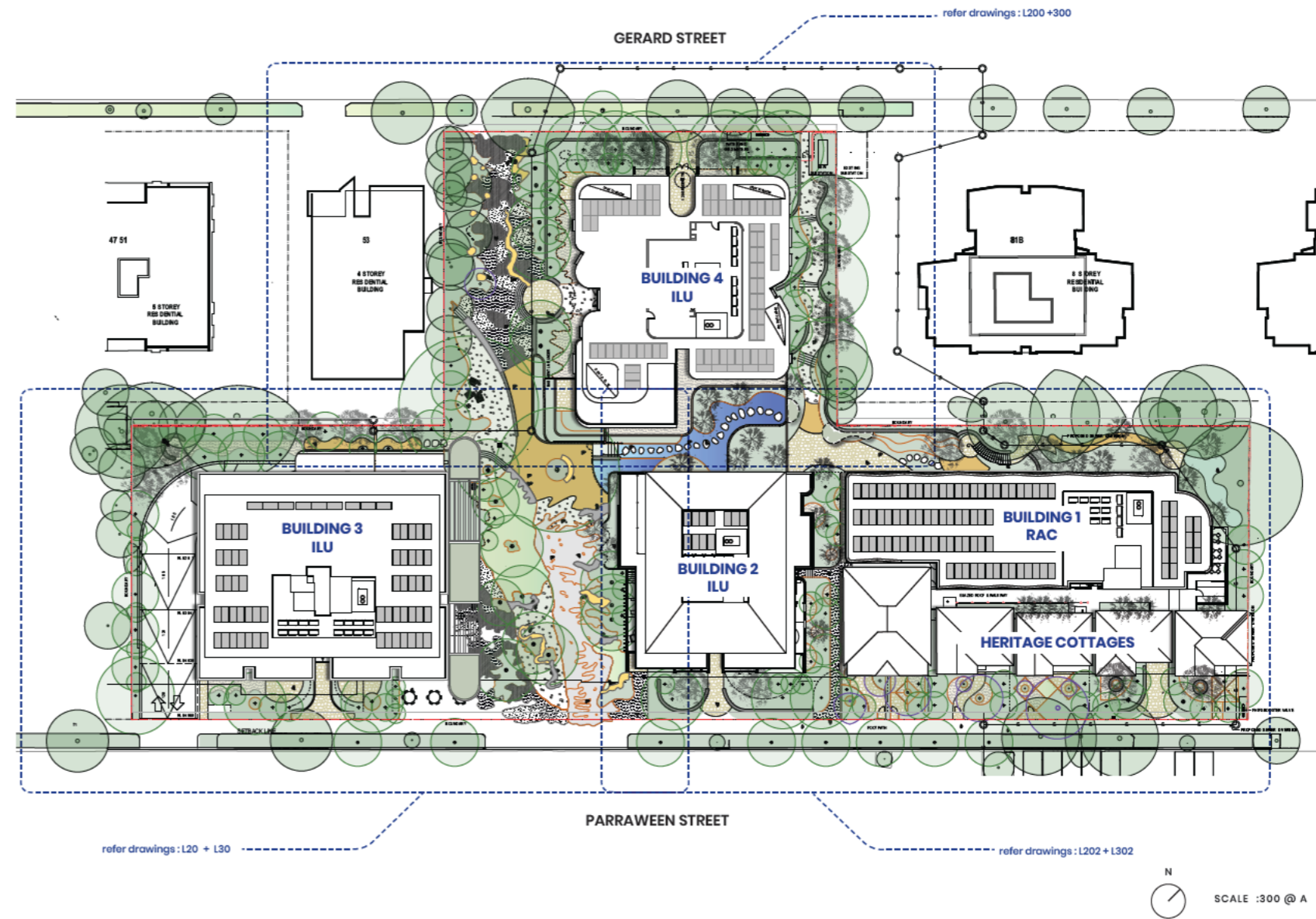
5. The Design

5.10.4 The Proposed Landscape

The proposed landscape draws upon the distinct patterning observed on the bark of the Scribbly Gum to inspire the form of the meandering paths and planted edges, as well as the design of furniture & other landscape details. The arrangement of built form for this development allows it to be surrounded by gardens and in doing so, provides for a variety of landscape settings.

The landscape design is based on promoting the following design principles:

- Creating a unique landscape identity for the development that provides a positive contribution to the adjoining streetscapes & surrounding neighbourhood, whilst also complementing the proposed architectural form
- Increasing tree canopy cover and increasing biodiversity
- Creating spaces that are safe for all ages
- Providing functional and aesthetically engaging areas of planting and landscape architectural elements that enhance the presentation of the building and provide amenity for its users
- Enhancing the resident experience through the provision of generous outdoor terraces, private communal areas and rooftop gardens.
- The specification of quality, robust, and where appropriate 'natural' materials



Landscape Plan NTS

5. The Design

5.10.5 The Through Site Link + Public Park

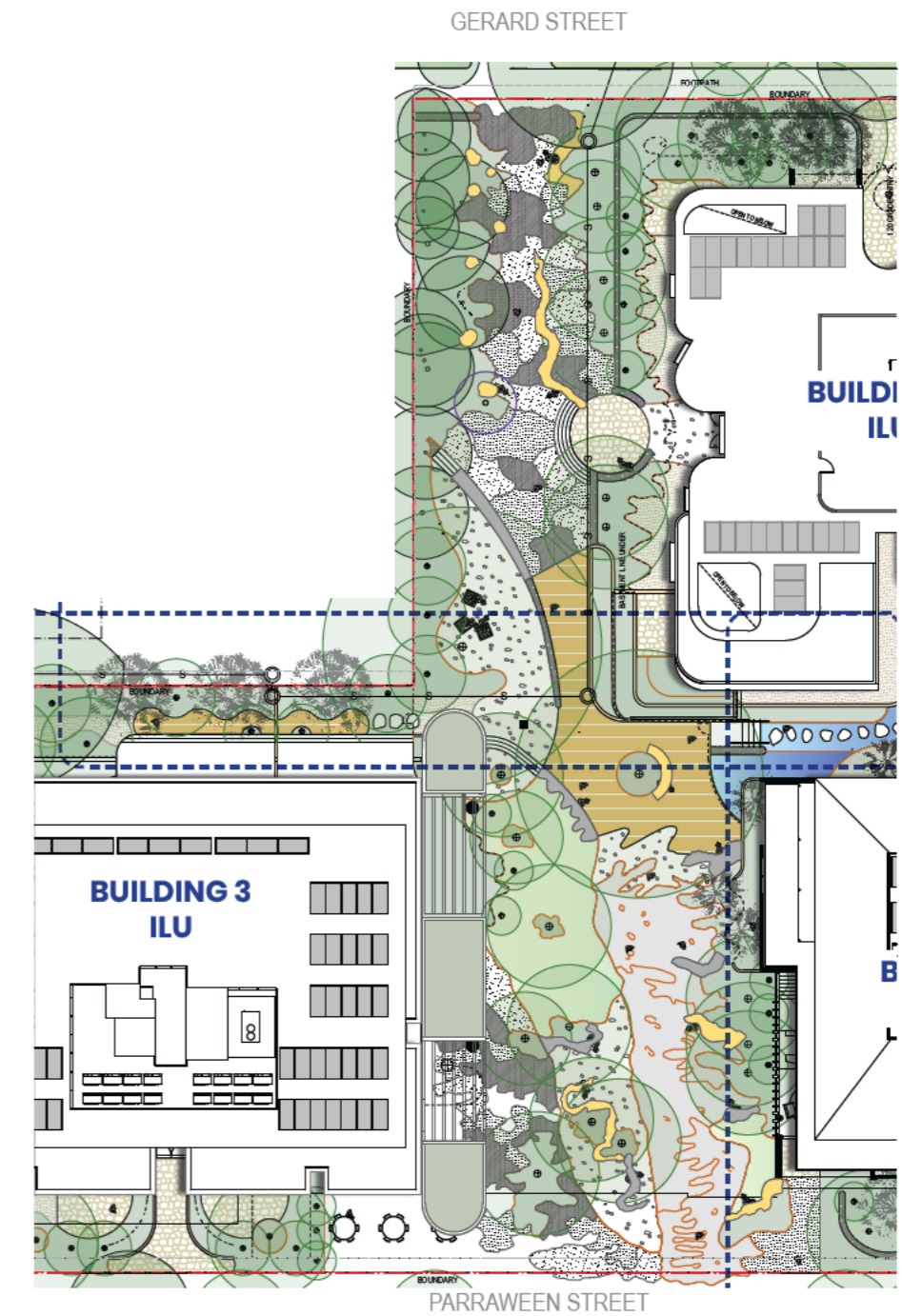
The through site link provides a welcome matt to the site from Parraween Street through to and connecting to Gerard Street and beyond.

The introduction of the public plaza works as the foundation for the development. Complementing the urban plazas that adjoin Military Rd, the new park provides a much needed sunny public green space for the community and importantly, forms a space within the development where intergenerational interactions can occur.

With the addition of the through site link that connects Parraween to Gerard St, an axial vista northward through Ada Street is opened up to the community. A beautiful outlook for residents is generated. Paying homage to the scribbly gum, the meandering forested walk continues from the Public Plaza/Park to Gerard Street adjacent to Ada Street and provides moments to pause amidst the canopy.



Visualisation of Public Park



Landscape Plan NTS: Public Park + Through Site Link

5. The Design

5.10.6 The Fern Tree Gully

The Fern Tree Gully, accessed from the common areas on the lower ground floor, is a captivating architectural feature that brings a unique and enchanting element to the residential property. The garden is nestled below the main level, creating a sense of containment and tranquility.

Once residents reach the lower ground floor, they are greeted by a stunning view of the sunken garden. The Fern Tree Gully features carefully planned pathways and seating areas, encouraging residents to explore and enjoy the space. The pathways comprise of stone, gravel and other natural materials, blending harmoniously with the garden's overall design.

The lower ground floor benefits from the garden which brings outlook, natural light and ventilation to these ancillary spaces. These benefits include:

Tranquil Retreat:

Provides a sense of privacy, offering residents a peaceful sanctuary away from the hustle and bustle of daily life.

Connection to Nature:

Establishes a strong connection to nature. Offers opportunities for residents to engage in gardening, appreciate wildlife, and experience the therapeutic benefits of being in a green environment.

Natural Light and Ventilation:

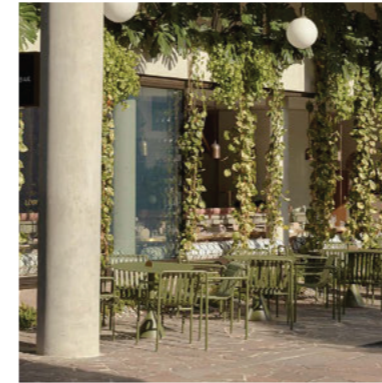
The ancillary spaces on the lower ground floor receive ample natural light through well-positioned openings. Additionally, the strategic placement of openings facilitates cross-ventilation, promoting fresh air circulation and maintaining a comfortable environment.

Multi-functional Space:

Residents can utilize the garden for leisurely walks, outdoor gatherings, or even as an extension of their living space, where they can entertain guests or enjoy alfresco dining.



Precedent



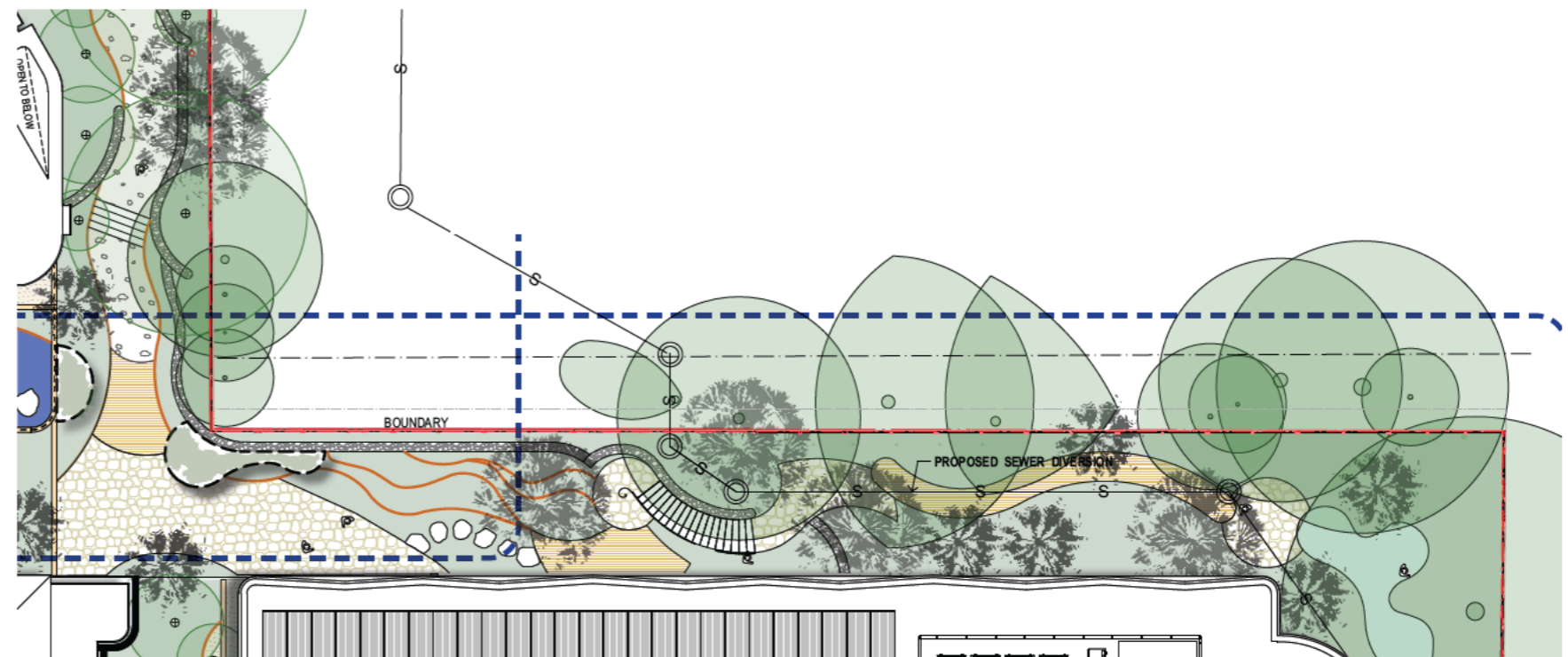
Precedent



Precedent



Preliminary sketch



Landscape Plan NTS: Fern Tree Gully

5. The Design

5.10.7 The Transition: Public to Communal to Private

Landscape will play a key role in the success of the development by:

- helping negotiate the delicate interface between the public, private communal and private domain of the development
- exploring activation opportunities
- adding to the developments sustainability objectives through the thoughtful choice of materials + plants
- where possible, creating a modular / flexible approach to the landscape
- creating cues & touch points to help visitors safely move through and around the site
- grounding the development in the inherent qualities of the site and Cremorne Town Centre.

Through a stratified approach, a combination of layered planting, level changes and physical barriers will be used to create transitions between the different public and private areas thus creating protection, security and privacy for the residences.



Precedent

5. The Design



Through Site Link with visibility through to Parraween Street.

6. Site Compliance

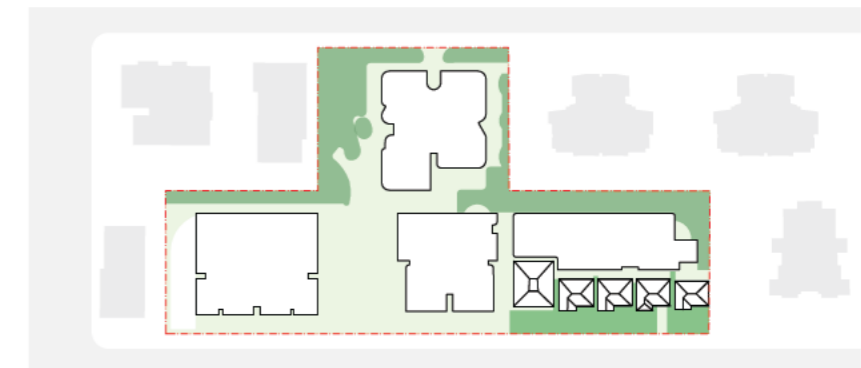
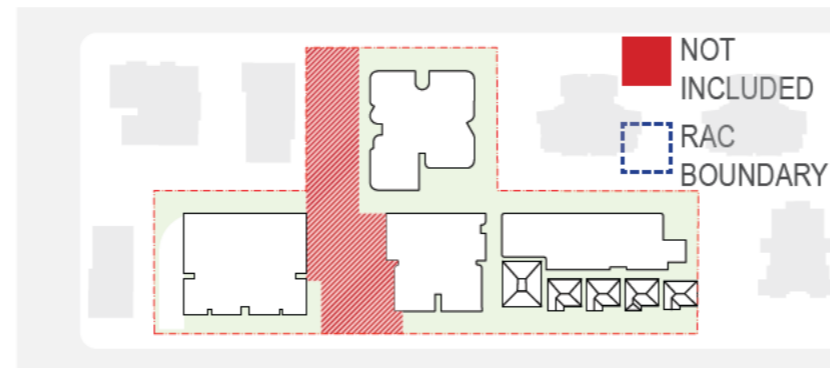
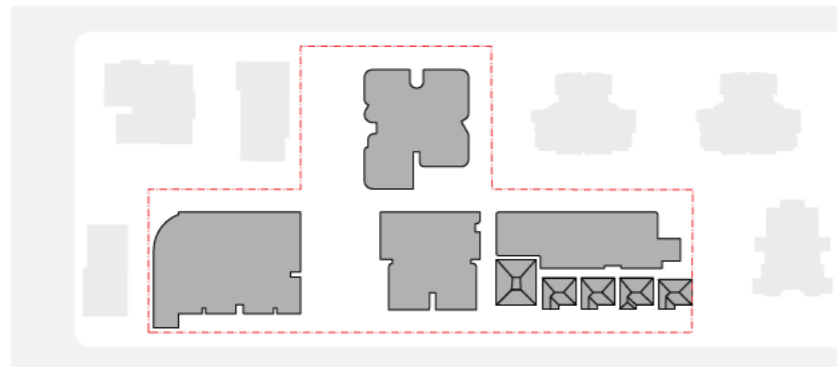
6.1 Development Summary

Site Area:	7355.3 m ²
Residential Mix:	41 RAC Suites 58 ILU Apartments 1 x 1 BED 16 x 2 BED 10 x 2 BED + 16 x 3 BED 14 x 3 BED + 1 x 4 BED +
Retention and Adaptive re-use:	78, 80, 82, 84, 86, 88 Parraween St
Car Spaces:	88 Spaces total 77 ILU Residents spaces 3 RAC Residents spaces 8 STAFF spaces
Bicycle Spaces:	33
Motorcycle Spaces:	9
Basement	Loading Dock and Storage
Ancillary Facilities	Cafe, Dining Rooms, Pool, Allied Health Services, Hair Dresser, Gymnasium, Laundry and Kitchen Services



6. Site Compliance

6.2 Compliance Summary



Site coverage

Control: 45% max - North Sydney DCP 2013
 Requirement: 3,309m² Maximum
 Achieved: 3,417m²

While the total floor space yield of the development has been benchmarked against a conceptual complying development and other similar nearby recent developments, the retention of the heritage listed cottages at 78 - 88 Parraween Street has resulted in a modest increase in site coverage of 1%. This is due to the low floor space yield of these single storey buildings.

The driveway also contributes to site coverage whereas in reality, the proposed planted arbour over the driveway will both soften this paved element while also increasing the sense of landscape across the project.

MINOR NONE COMPLIANCE

Landscaped Area

Control – State Environmental Planning Policy (Housing) 2021

15m² / Bed for the Residential Aged Care component

30% of site area for Independent Living Units

Requirement: 2,206.59m² (572.016m² (RAC), 1634.574m² (ILUs))
 Achieved: 2,607m² (722m² (RAC), 1885m² (ILUs))

COMPLIES

Deep Soil Area

Control: 15% minimum of site area - State Environmental Planning Policy (Housing) 2021

Requirement: 1,103.29m²

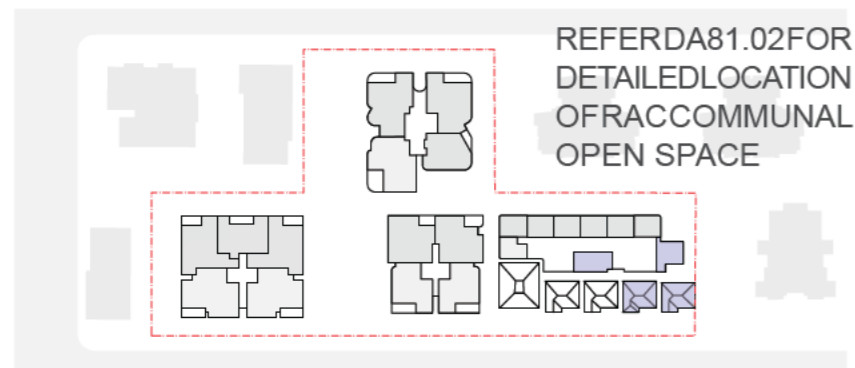
RAC: 286m² (15% of site area (1906.72m²))

ILU: 817.28m² (15% of site area (5448.58m²))

Achieved: 1,469.2m² (511.03m² (RAC), 958.17m² (ILU))

COMPLIES

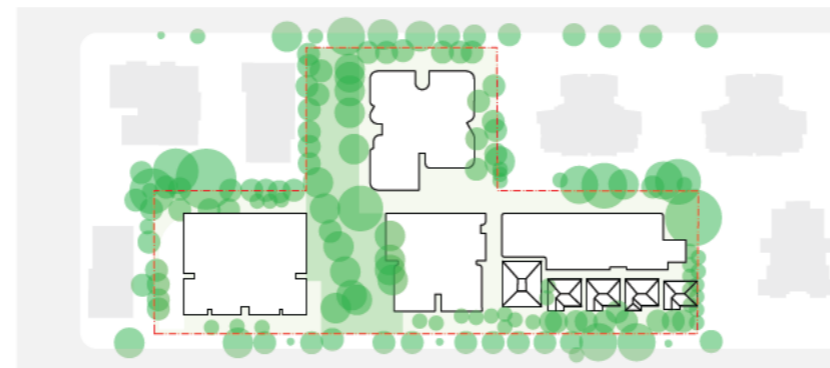
6. Site Compliance



Communal Open Space

Control for Residential Aged Care: 10m²/bed (RAC) - State Environmental Planning Policy (Housing) 2021
 Requirement: 410m² (41 beds x 10m²)
 Achieved: 613m² (517m² internal, 96m² external)

COMPLIES



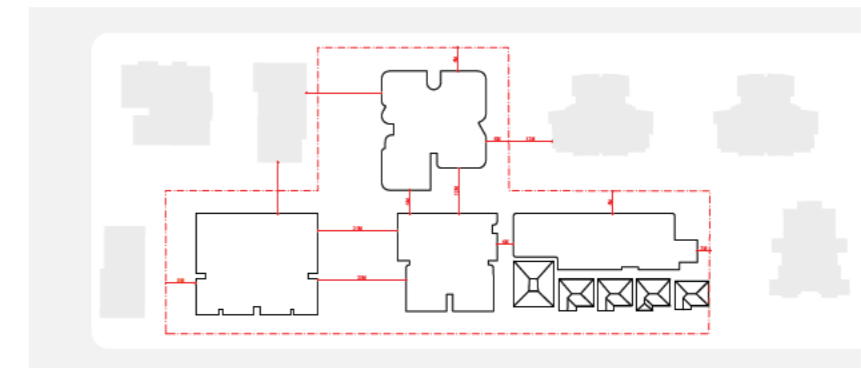
Canopy Cover / Tree Retention

New South Wales Greater Cities Commission TARGET: 40% Canopy Cover

Proposed new tree canopy at maturity is 45% as a proportion of the site, adding to the retained canopy, it is estimated that the overall canopy cover will achieve well above 40%

COMPLIES

canopy achieved: refer to: landscape plan existing trees [to be retained] + proposed canopy trees 1002



Building Separation and Setbacks

Control - Apartment Design Guide 2015
 Front setback consistent with prevailing

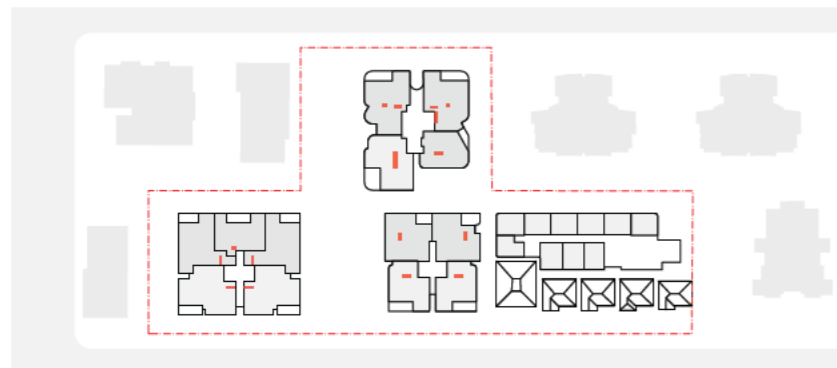
- Gerard St Prevailing - 6m
- Parraween St Prevailing - 4-5m

4 storey BLG 01, 02 + 03
 Requirement of 12m between habitable
 Requirement of 6m between non-habitable
 8 storey BLG 04
 Requirement of 18m between habitable
 Requirement of 9m between non-habitable -

**6m separations are managed through a combination of blankwalls, screens and the placement of non-habitable rooms*

COMPLIES

6. Site Compliance



Storage

Control: ADG

*At least 50% of the required storage is to be located within the apartment

ILU:

Required Storage

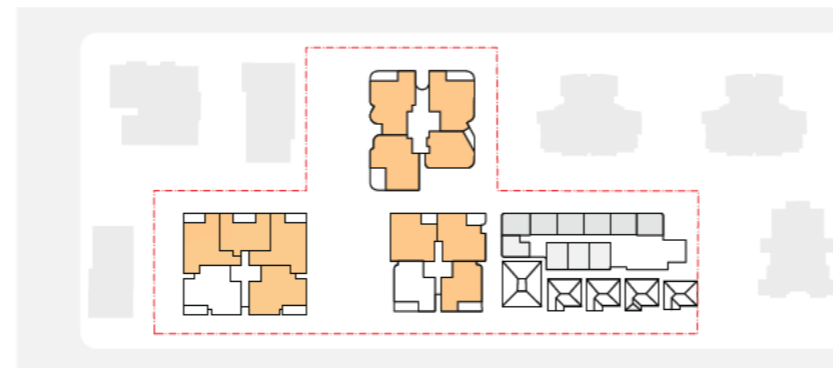
1 bed: 6m³

2 bed: 8m³

3+ bed: 10m³

storage achieved: refer to: 3236-da80.21-adg compliance-[da01]

COMPLIES



Solar Compliance

Control: SEPP Housing

Required Solar: At least 70% of apartments achieve 2 hours of direct sunlight between 9am and 3pm mid winter.

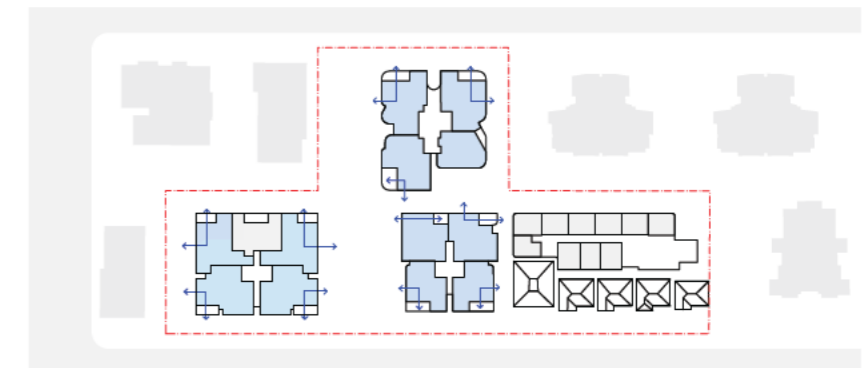
BLG 02 - 77%

BLG 03 - 76%

BLG 04 - 100%

solar achieved: refer to: 3236-da80.21-adg compliance-[da01]

COMPLIES



Cross Ventilation

Control: ADG

Required Cross Ventilation: At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building

BLG 02 - 100%

BLG 03 - 94%

BLG 04 - 100%

cross ventilation achieved: refer to: 3236-da80.21-adg compliance-[da01]

COMPLIES

6. Site Compliance

6.3 SEPP Housing 2021

6.3.1 Schedule 04

Siting standards

(1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.

(2) If the whole of the site does not have a gradient of less than 1:10—

(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and

(b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

(3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

COMPLIES

Security

Pathway lighting—

(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and

(b) must provide at least 20 lux at ground level.

CAPABLE OF COMPLIANCE

Letterboxes

(a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and

(b) must be lockable, and

(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.

COMPLIES

Private Car Accomodation

If car parking (not being car parking for employees) is provided—

(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and

(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and

(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.

COMPLIES

Accessible Entry

Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.

CAPABLE OF COMPLIANCE

Interior General

(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.

(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.

(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

CAPABLE OF COMPLIANCE

Bedroom

At least one bedroom within each dwelling must have—

(a) an area sufficient to accommodate a wardrobe and a bed sized as follows—

(i) in the case of a dwelling in a hostel—a single-size bed,

(ii) in the case of an independent living unit—a queen-size bed, and

(b) a clear area for the bed of at least—

(i) 1,200 millimetres wide at the foot of the bed, and

(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and

(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and

(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and

(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and

(f) wiring to allow a potential illumination level of at least 300 lux.

COMPLIES

Bathroom

(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—

(a) a slip-resistant floor surface,

(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,

(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—

(i) a grab rail,

(ii) portable shower head,

(iii) folding seat,

(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,

(e) a double general power outlet beside the mirror.

(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

COMPLIES

Toilet

A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

COMPLIES

6. Site Compliance

Surface Finishes

Balconies and external paved areas must have slip-resistant surfaces.

Note—

Advise regarding finishes may be obtained from AS 1428.1.

CAPABLE OF COMPLIANCE

Door Hardware

Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

CAPABLE OF COMPLIANCE

Ancillary Items

Switches and power points must be provided in accordance with AS 4299.

CAPABLE OF COMPLYING

Living Room and Dining Room

(1) A living room in an independent living unit must have—

- (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and
- (b) a telephone adjacent to a general power outlet.

(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.

COMPLIES

Kitchen

A kitchen in an independent living unit must have—

- (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and
- (b) a circulation space at door approaches that complies with AS 1428.1, and
- (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299—
 - (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),
 - (ii) a tap set (see clause 4.5.6),
 - (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,
 - (iv) an oven (see clause 4.5.8), and

(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and

(e) general power outlets—

(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and

(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

COMPLIES

Access to kitchen, main bathroom and toilet

In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

COMPLIES

Lifts in multi-storey buildings

In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with the Building Code of Australia, Volume 1, E3D7 and E3D8.

COMPLIES

Laundry

An independent living unit must have a laundry that has—

- (a) a circulation space at door approaches that complies with AS 1428.1, and
- (b) provision for the installation of an automatic washing machine and a clothes dryer, and
- (c) a clear space in front of appliances of at least 1,300 millimetres, and
- (d) a slip-resistant floor surface, and
- (e) an accessible path of travel to any clothes line provided in relation to the dwelling.

COMPLIES

Storage for linen

An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.

CAPABLE OF COMPLIANCE

Garbage

A garbage storage area must be provided in an accessible location.

CAPABLE OF COMPLIANCE

6.3.2 Part 5 Division 03 - Seniors Housing Code

91 Fire sprinkler systems in residential care facilities

(1) A consent authority must not grant consent for development for the purposes of a residential care facility unless the facility will include a fire sprinkler system.

(2) Development for the purposes of the installation of a fire sprinkler system in a residential care facility may be carried out with development consent.

(3) In this section—

fire sprinkler system means a system designed to automatically control the growth and spread of fire that may include components like sprinklers, valves, pipework, pumps, boosters and water supplies.

As noted on the plans, a fire sprinkler system designed to automatically control the growth and spread of fire that may include components like sprinklers, valves, pipework, pumps, boosters and water supplies will be included.

COMPLIES

6. Site Compliance

6.3 SEPP Housing 2021

6.3.2 Part 5 Division 06 - Seniors Housing Code

1. Care For The Planet

Pathways and the Design Team are implementing sustainable design, climate suited technologies and initiatives, and sustainable construction practices and plans aimed to ensure the long-term value and lifetime of the development which intern will reduce the impact on the environment. The Pathways Cremorne design team has considered the following initiatives throughout design development and will continue to give consideration through to construction: -

- Materials
- EPD'S: Flooring and Plaster Board
- Recycled content in products where possible
- Retention and recycling of existing materials
- FSC Timber
- Low VOC paints, sealants, and adhesives

Passive Design and Energy efficiency

- Thermal mass utilisation
- Efficient H-VAC systems
- Solar PV and
- Efficient LED Lights
- Double Glazing

Ecologically sustainable design

- Shading systems
- Cross ventilation
- Predominately north orientated balconies and living rooms.
- Large areas of landscaping

Water Management

Construction

- Waste Management Plan
- Environmental management plan

2. Site Analysis - Environmental Response

The site has been carefully considered and analysed in its local context and environment throughout the design phases. The Built Form has been orientated to respond to its context and the environmental factors of the site – Refer to architectural plans and design report for further information.

The Client and Design team have engaged with numerous consultants to gather site specific advice (refer to other reports in this submission for further details). The following objectives have been satisfied in the design;

Climatic Protection

- Purposeful shading devices
- Inboard balconies
- Predominately north orientated apartments

Preservation of natural elements

- Retention relocation and additional canopy have been considered and applied to the landscape scheme (Refer To: Landscape Plan Existing Trees [To Be Retained] + Proposed Canopy Trees L002)

To identify the historical character

- Heritage consultants have been engaged to assess the historical significance of the existing dwellings. *The Retention and adaptive re-use of the heritage listed cottages at 78, 80, 82, 84, 86 and 88, maintains the existing character of Parraween Street and will bring new life to these old cottages.*

Acknowledge and respects Aboriginal cultural heritage.

- Pathways and the design team have engaged and will continue to work with Murawin, their findings and advice have been integrated into the architectural and landscape scheme (refer to Connecting with Country report in this submission for further details).

3. Site Analysis - Urban Response

We have aimed to develop a context responsive urban design that sensitively brings density into an established area using the development to provide meaningful outcomes for the community;

Respecting and Retaining the typology and scale of Parraween and Gerard street and wider context to be consistent in the proposed scheme;

Parraween Street – The northern side has a mix of low scale (4storey) multi res and a collection of residential character cottages while on the southern side there are buildings with a height up to 5 storeys with the lower levels activated with commercial functions like cafes and retail.

Gerard Street - The street frontage presently has an older 4-storey apartment building and a bungalow style house that now seems out of context with the busy road and mostly much taller buildings within the corridor that features a number of apartment complexes between 8 and 15 storey's that were developed in the 1960s and 1970s.

The scheme also aims to create a new 'connected' retirement living community. Maximising the benefits of being located within an established local centre. Knitting the development into the neighbourhood in the hopes of increasing opportunities for intergenerational social activity via a public space for all to enjoy and Providing a through-site link that improves pedestrian connectivity while bringing the public into the retirement community.

Giving each new building a street address and private access point allows for ease of access. Basement access is via Parraween street as Gerard street was not viable due to its RMS 'Classified Road' status . The developments apartments are orientated to look out over private gardens and beyond – avoiding overlooking neighbouring properties. Lush landscaping will benefit the neighbouring properties extending their visual outlook.

4. Care Wellbeing and Community

The design of Pathways Cremorne has accommodated varying levels of care, from independent living to high care needs like dementia management. The design guidance includes promoting health through methods varying methods of;

- cross ventilation
- sunlight
- social connection

6. Site Compliance

As represented and discussed in both the architectural plans and design report. The developments' objective is to support ageing in place, translate care models into spatial plans, meet regulations, and provide culturally appropriate care. The connection to community plays a crucial role in creating health for seniors. The public and communal amenity offers generous connections to the surrounding context and community.

Designing buildings with a focus on physical and mental wellbeing has positive effects on occupants. The objective of Pathways Cremorne is to reduce stress and promote overall health. This has been achieved through generous spaces that offer comfort, flexibility, ease of movement, and ample daylight with views. Each building has been carefully designed to strike a balance between proportion, scale, enduring materiality to provide optimal living conditions for the residents and surrounding neighbours.

The RAC's inclusive design aims to consider and cater to the needs of all individuals, including those with mobility, sensory, communication impairments, learning disabilities, continence needs, and mental well-being considerations. Promoting dignity, respect, and pride of place, ensure equitable design. The empathetic scale of the project and the retention and adaptive re-use of existing cottages on the site de-institutionalize the building's character, and the large public offering of the park and through site link create spaces that inspire joy and delight.

5. Design for physical ageing and dementia

Design of the Residential Aged Care (Building 1) in this project is focussed around high-care. Design elements incorporated include simple navigation, provision of external and internal communal spaces on each level to maximise resident access, with additional facilities for groups to get together on the ground floor.

Common areas for residents are located at the north-east end of the building to give all residents access to the best natural light and outlook. All areas are designed to maximise acoustic and thermal comfort (refer to other reports in this submission for further details), and each space is kept small to replicate a home-like environment as much as possible.

Sensory interaction is encouraged through the connection to the mature blue-gum at the north-east part of the site, also from Juliet balconies provided to most rooms giving residents access to the outdoors, and then with the street views to Parraween Street providing engaging and active views for residents.

6. Design Principles

The project is an integrated seniors housing development containing approximately 58 independent living units (ILUs), a 41-bed residential aged care facility (RAC) with supporting ancillary uses such as hydrotherapy pool, medical consulting rooms and café. Resident parking, deliveries and waste management will be provided at basement level with access from Parraween Street.

The development will provide:

- Retention and adaptive re-use of the cottages at 78, 80, 82, 84, 86 and 88 Parraween St to maintain the existing streetscape character of Parraween St.
- Through-site walking link and open spaces for community use
- Landscaped communal and private open spaces for residents
- Allied health services accessible to residents and the local community

Design objectives:

- Create a world class community environment for senior members of the community, that is fit for purpose (in response to the Royal Commission) and allows residents to age in place with respect and dignity
- Complement Parraween Street with active frontages and a low scale streetscape to enhance its potential as an alfresco strip
- Respect the existing character of the street/s
- Connect Parraween Street to district views
- Create a high quality soft open space for public use and environmental connection
- Create a mid block public through site link that connects residents north of Gerard Street with the town centre
- Respond to the local built form and landscape setting whilst minimising overshadowing impact

- Create new contemporary architecture that contributes to the high quality of Cremorne
- Assist through design the physical and mental wellbeing of both residents and neighbours
- Allow for adequate mobility and access for residents
- Supporting Residential communities
 - Shared courtyards and balconies looking onto communal gardens "keeping a look out" for one another and self-security via visual connection

7. Impact Of Additional Height To Blg 04

7.1 Built Form

The additional height placed upon Building 4 in Gerard Street brings this building to 7 storeys in height being similar to its 8 storey neighbours at 81a and 81b Gerard Street. In addition, there are considerably taller buildings in the nearby vicinity at 22 Gerard St, (13 storeys), 26-32 Gerard St (13 storeys), 40-48 Gerard St (14 storeys), and then further afield at 3 Ada St (13 storeys) and 6-12 Prospect Avenue (15 storeys).

Accordingly, it is considered that from a built form perspective, the 7-storey height of building 04 is appropriate given its 8 storey neighbours and nearby taller buildings that range upto 15 storeys.

in the context of the locality shown in the elevation below, building 04 sits comfortably within the range of heights of the taller buildings in the area.



Cremorne Building Context

7. Impact Of Additional Height To Blg 04

7.2 Winter Solstice Over Shadowing

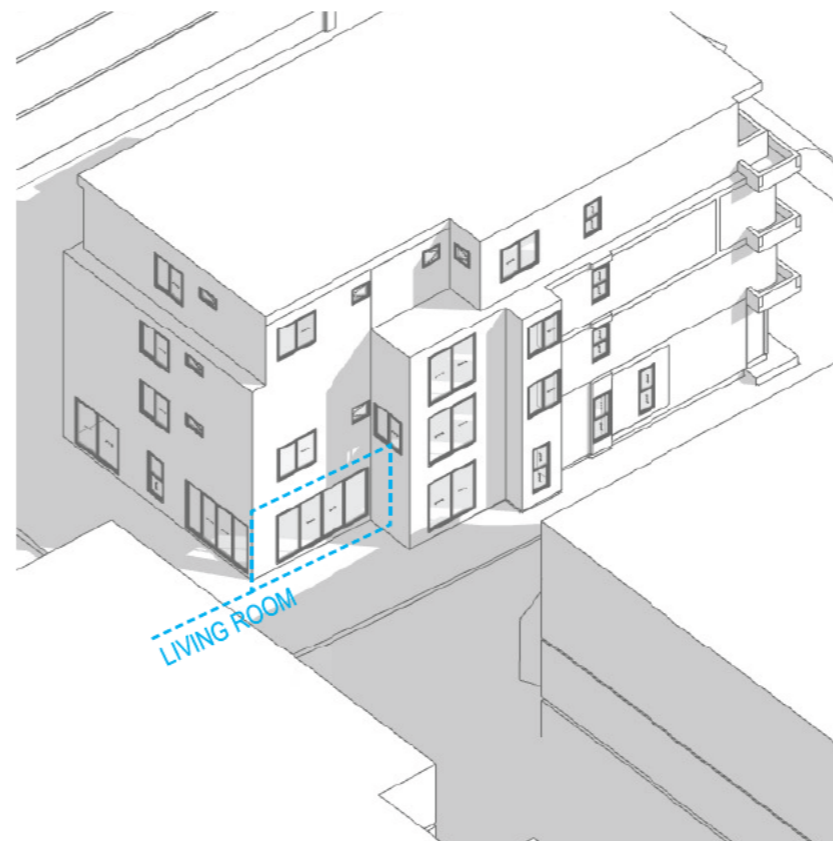
The shadow cast by Building 04 at the winter solstice largely only lands within the broader part of the site and for the most part, only impacts buildings within the development site itself.

This is because of the upside down 'T' shape of the site with Building 4 positioned to the north on the narrow part of the site casting a shadow across the broader part of the site to the south.

The recent development of 53 Gerard Street does however feature a ground floor apartment on the south-east corner of its site facing into the development. Whilst the remainder of apartments within this building are oriented north toward Gerard Street and are unaffected by the shadows from the proposal, this single ground floor apartment is overshadowed by the tower in the morning until 10:45 am. It should be noted that a complying 4 level development set-back 6m from the boundary will similarly overshadow this apartment in the morning.

No other existing apartment living rooms are affected by Building 04.

An existing apartment building at 1 Paling Street (corner of Parraween and Paling) has lower level apartments facing toward the development which experience minor overshadowing from building 03 but nevertheless retain their minimum 2hrs for solar compliance.



COMPLIANT SCHEME @ 11am



PROPOSED* @ 11am

7. Impact Of Additional Height To Blg 04

7.3 View Impact

We have tested the view impact for a range of properties that face the site between 59 and 73 Parraween Street as well as the east side apartments at 81b Gerard Street and compared these against a complying envelope (Business as Usual) to test the impact of the additional height.

59 – 73 Parraween Street

In general, apartments within these buildings each gain some limited benefit by virtue of the cottages being retained for re-use (78, 80, 82, 84, 86, 88 Parraween Street) as well as the building bulk of the RACF (Blg01) being set further away into the site extending their short range outlook. The lower level apartments experience only a negligible impact or perhaps a slight benefit and some apartments experience an improvement in outlook where they align with the park and through-site link to Ada Street.

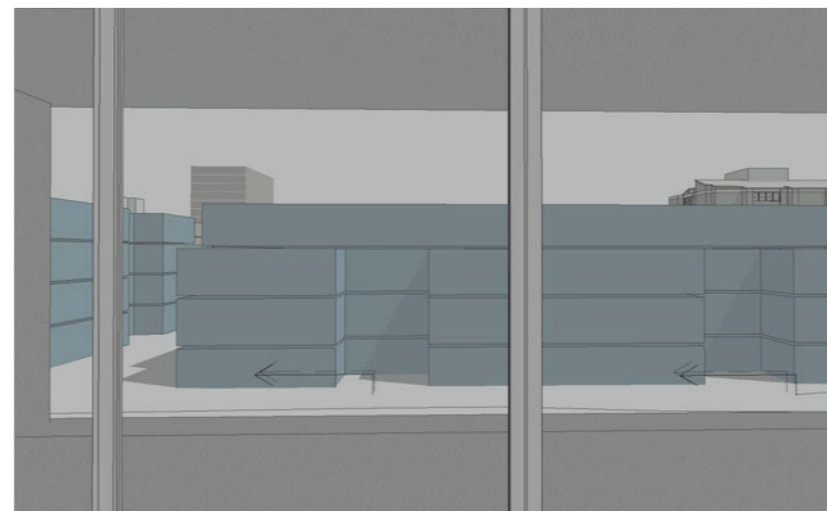
The higher level apartments generally experience a 'low-moderate' impact due to the 60m separation to Building 4 and again, where these apartments align the park and through-site link, the impact is low or an improvement is gained.

In summary, apartments aligned with the park and through site link may have an improved outlook, low level apartments will have a limited improvement while high level apartments may experience a low moderate impact from a reduction in the extent of the sky visible from their apartment

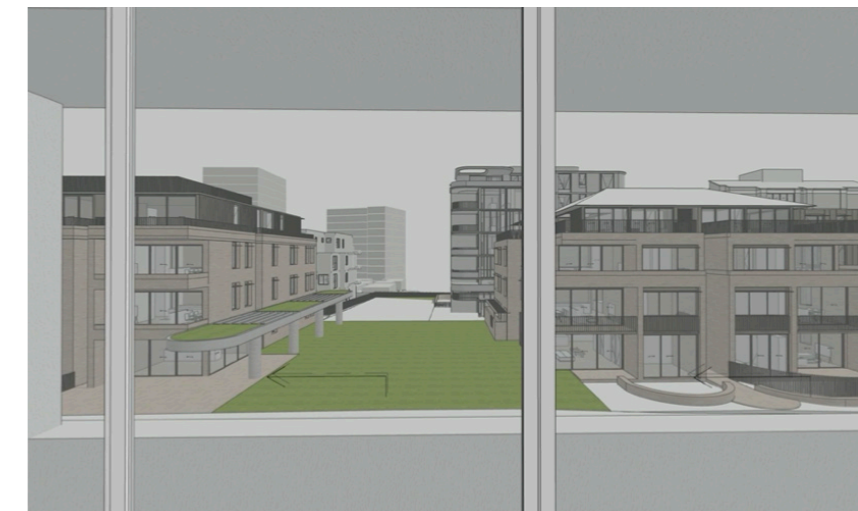
81b Gerard Street

The east side apartments at 81b Gerard St are designed with their living rooms and balconies predominately oriented north, and kitchens and bedrooms oriented south and hence the additional height of Building 4 to the west of these apartments, has negligible impact. However the apartments do have a secondary east facing window that looks onto Building 4. In the case of these secondary windows, there is a moderate view impact for the apartments from level 4 and up. Below these levels, the impact is similar to a compliant envelope and therefore considered to be no different.

For a full description of the view impact, refer to Pathways Cremorne View Impact Assessment.



COMPLIANT SCHEME: 59-63 PARRAWEEN STREET LEVEL 02



PROPOSED: 59-63 PARRAWEEN STREET LEVEL 02

8. Community Benefit

Pathways Cremorne will provide the opportunity for local retirees to age within their established community.

The location of the development of the edge of the town centre will allow residents to maintain independent access to shops, medical services, restaurants, entertainment, supermarkets, cafes and public transport. The through-site link created through the development will provide a purposeful connection between the town centre and residents of Gerard Street and communities north of Gerard Street.

The retention and renewal of 6 x heritage residences will maintain the quality of the existing low-scale fine grained streetscape while the reinstatement of front gardens and fences will enhance the streetscape.

The low scale frontage of the development in Parraween Street means that winter sun is retained to the streets southern footpath and preserves the future opportunity for Parraween Street to develop as a sunny alfresco dining strip. The inclusion of the public plaza within the development addresses the lack of green space in or near the town centre.

The public plaza and through-site link will facilitate the intergenerational interaction between the community and elderly residents, which is proven to benefit the health and wellness of our ageing population while also strengthening local social networks.



10. Appendix



Client - Pathways Residences
Graeme Skerritt



Svalbe & co + Brendan Moar
Katy Svalbe - Director

Brendan Moar - Director



CHROFI

Chrofi Architects
Tai Ropiha - Director



GYDE Consulting
Juliet Grant - Executive Director

Tina Christy - Director



Morrison Design Group Architects
Markam Ralph - Director

Rachel Story - Associate Architect

Michael Medcalf - Associate Architect



Murawin
Anne Burgess - Senior Place Strategist

Donna Ingram - Senior Consultant

Jason Gonian - Manager



END OF REPORT