

## New South Wales Government Independent Planning Commission

## **RECORD OF SITE INSPECTION**

|  | NOTES   |  |
|--|---|--|
| Project:   | Pathways Cremorne Seniors H   | ousing (SSD-49472213)  |
| Meeting Location:  | The Project Site and surrounding area   |  |
| Date:  | Tuesday, 4 March 2025   |  |
| Time:  | 11.30am-12.30pm   |  |
| ATTENDEES  |   |  |
| Commissioners:   | Ken Kanofski  | Panel Chair  |
|  | Suellen Fitzgerald  | Panel Member   |
|  | Duncan Marshall AM  | Panel Member   |
|  |   |  |
| Office of the IPC:   | Kendall Clydsdale   | Principal Case Manager   |
|  | Phoebe Jarvis   | Senior Planning Officer  |
| Applicant:   | Graeme Skerritt   | Managing Director, Pathways (Applicant)  |
|  | Tina Christy  | Director, Gyde Consulting  |
|  | Markam Ralph  | Director, MDP Architecture   |
|  | Tai Ropiha  | Director, CHROFI   |
|  | Jennifer Hill   | Director, Architectural Projects   |
|  | Brendan Moar  | Landscape Architect  |
|  |   |  |
| LOCATIONS AND M  | EY OBSERVATIONS   |  |
| 1) 88 Parraween S  | Street, Cremorne  |  |
| <ul> <li>Introdu</li> </ul>  | ctions and Chair's opening statem   | ent  |
| <ul> <li>Observ</li> </ul>   | ed the existing heritage listed dwe   | lling houses   |
|  |   |  |
| Observ   | ed development opposite the site<br>Im Picture Palace and shoptop ho  | on the southern side of Parraween Street, including the Hayden using (apartments)                                      |
| Observ     Orpheu  |   |  |
| Observ     Orpheu 2) 86 Parraween S  | Im Picture Palace and shoptop ho  | using (apartments)   |
| Observ<br>Orpheu <b>2) 86 Parraween S</b> Observ   | Im Picture Palace and shoptop ho<br>Street, Cremorne  | using (apartments)<br>al Care Facility   |
| Observ<br>Orpheu <b>2) 86 Parraween S</b> Observ   | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-   | using (apartments)<br>al Care Facility   |
| Observ<br>Orpheu     Orpheu     Orpheu     Orpheu     Observ     Observ     Vieweo 3) Proposed Build   | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-   | using (apartments)<br>al Care Facility   |
| Observ<br>Orpheu     Orpheu     Orpheu     Observ     Observ     Viewed     Observ     Viewed     Viewed     Viewed  | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex<br>ling 2 location   | using (apartments)<br>al Care Facility   |
| <ul> <li>Observ<br/>Orphet</li> <li>2) 86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Viewed</li> <li>Viewed</li> <li>Observ</li> </ul>   | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex<br>ling 2 location<br>I proposed location of building 2  | using (apartments)<br>al Care Facility<br>kisting dwelling   |
| <ul> <li>Observ<br/>Orpheu</li> <li>86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>90 Proposed Build</li> <li>Viewed</li> <li>Observ</li> <li>Observ</li> <li>4) Cross Parrawe</li> </ul>   | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex<br><b>ling 2 location</b><br>I proposed location of building 2<br>red existing landscaping   | using (apartments)<br>al Care Facility<br>kisting dwelling<br>rcade  |
| <ul> <li>Observ<br/>Orphet</li> <li>86 Parraween \$<br/>Observ<br/>Viewed</li> <li>7000000000000000000000000000000000000</li></ul>   | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A  | using (apartments)<br>al Care Facility<br>kisting dwelling<br><b>rcade</b><br>aween Street                             |
| <ul> <li>Observ<br/>Orphet</li> <li>86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Viewed</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> </ul>  | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed th   | using (apartments)<br>al Care Facility<br>kisting dwelling<br><b>rcade</b><br>aween Street                             |
| <ul> <li>Observ<br/>Orpheu</li> <li>86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Viewed</li> <li>Observ</li> </ul>  | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed th<br>I through Arcade to Military Road   | using (apartments)<br>al Care Facility<br>kisting dwelling<br><b>rcade</b><br>aween Street                             |
| <ul> <li>Observ<br/>Orphet</li> <li>86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Viewed</li> <li>Viewed</li> <li>Observ</li> </ul>  | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed the<br>I through Arcade to Military Road<br>en Street, Cremorne  | using (apartments)<br>al Care Facility<br>kisting dwelling<br><b>rcade</b><br>aween Street                             |
| <ul> <li>Observ<br/>Orphet</li> <li>86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Viewed</li> <li>Viewed</li> <li>Observ</li> </ul>  | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed the<br>I through Arcade to Military Road<br>en Street, Cremorne<br>red existing dwelling houses  | using (apartments)<br>al Care Facility<br>kisting dwelling<br>rcade<br>aween Street<br>rough-site link                 |
| <ul> <li>Observ<br/>Orpheu</li> <li>86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Viewed</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Signa Constration</li> <li>Observ</li> </ul>   | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed the<br>I through Arcade to Military Road<br>en Street, Cremorne<br>red existing dwelling houses<br>red the location of proposed throug   | using (apartments)<br>al Care Facility<br>kisting dwelling<br>rcade<br>aween Street<br>rough-site link                 |
| <ul> <li>Observ<br/>Orpheu</li> <li>2) 86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Viewed</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>62-68 Parrawee</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> </ul>   | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed the<br>I through Arcade to Military Road<br>en Street, Cremorne<br>red existing dwelling houses<br>red the location of proposed throug<br>ling 3 location  | using (apartments)<br>al Care Facility<br>kisting dwelling<br>rcade<br>aween Street<br>rough-site link                 |
| <ul> <li>Observ<br/>Orphet</li> <li>86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Viewed</li> <li>Viewed</li> <li>Observ</li> </ul>        | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed the<br>I through Arcade to Military Road<br>en Street, Cremorne<br>red existing dwelling houses<br>red the location of proposed throug<br>ling 3 location<br>red location of proposed Building 3                                   | using (apartments)<br>al Care Facility<br>kisting dwelling<br>rcade<br>aween Street<br>rough-site link                 |
| <ul> <li>Observ<br/>Orpheu</li> <li>2) 86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Observ</li> <li>Viewed</li> <li>Observ</li> </ul>                     | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed the<br>I through Arcade to Military Road<br>en Street, Cremorne<br>red existing dwelling houses<br>red the location of proposed through<br>ling 3 location<br>red location of proposed Building 3<br>cular access and egress point | using (apartments)<br>al Care Facility<br>kisting dwelling<br>rcade<br>aween Street<br>rough-site link<br>gh-site link |
| <ul> <li>Observ<br/>Orpheu</li> <li>86 Parraween S</li> <li>Observ</li> <li>Viewed</li> <li>Proposed Build</li> <li>Viewed</li> <li>Observ</li> <li>Observ</li> <li>Cross Parrawe</li> <li>Observ</li> <li>Observ</li> <li>Observ</li> <li>62-68 Parrawed</li> <li>Observ</li> </ul> | Im Picture Palace and shoptop ho<br>Street, Cremorne<br>red location of proposed Residenti<br>I the internal and rear garden of ex-<br>ling 2 location<br>I proposed location of building 2<br>red existing landscaping<br>en Street to observe site from A<br>red site from southern side of Parr<br>red the location of the proposed the<br>I through Arcade to Military Road<br>en Street, Cremorne<br>red existing dwelling houses<br>red the location of proposed throug<br>ling 3 location<br>red location of proposed Building 3                                   | using (apartments)<br>al Care Facility<br>kisting dwelling<br>rcade<br>aween Street<br>rough-site link<br>gh-site link |



## **New South Wales Government**

#### Independent Planning Commission

# **RECORD OF SITE INSPECTION**

#### 9) Corner of Gerard and Ada Streets

- Observed adjoining residential flat buildings
- Observed existing residential development on the subject site
- Viewed location of the proposed through-site link
- 10) Proposed Building 4 location
  - Viewed location of proposed Building 4

### 11) Pedestrian path linking Gerard Street to Parraween Street

- Walked along pedestrian path linking Gerard and Parraween Streets
- Observed council car park to the east of the site

Meeting closed at: 12:30pm



**RECORD OF SITE INSPECTION** 

New South Wales Government Independent Planning Commission

### SITE INSPECTION MAP





New South Wales Government Independent Planning Commission

## **RECORD OF SITE INSPECTION**

## SITE INSPECTION PHOTOS

Figure 1 – 88 Parraween Street



Figure 3 – Heritage dwelling houses proposed to be retained



Figure 2 – Southern side of Parraween Street including rear of Hayden Orpheum Picture Palace and residential development



Figure 4 – Looking across Parraween Street to the location of the proposed through-site link





**RECORD OF SITE INSPECTION** 

New South Wales Government Independent Planning Commission

Figure 5 – Residential development along the southern side of Parraween Street (shoptop housing)



Figure 6 – Looking to the southern side of Gerard Street observing subject site and adjoining development



Figure 7 – Looking south across Gerard Street to subject site (location of proposed Building 4)

Figure 8 – Looking south-west across Gerard Street to the site (dwellings on right) and adjoining residential flat building to the east



