

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	
 Introdu 	ctions and Chair's opening statem	ent
 Observ 	ed the existing heritage listed dwe	lling houses
Observ	ed development opposite the site 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 Orpheu 2) 86 Parraween S Observ	Im Picture Palace and shoptop ho Street, Cremorne	using (apartments) al Care Facility
Observ Orpheu 2) 86 Parraween S Observ	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex-	using (apartments) al Care Facility
Observ Orpheu Orpheu Orpheu Orpheu Observ Observ Vieweo 3) Proposed Build	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex-	using (apartments) al Care Facility
Observ Orpheu Orpheu Orpheu Observ Observ Viewed Observ Viewed Viewed Viewed	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex ling 2 location	using (apartments) al Care Facility
 Observ Orphet 2) 86 Parraween S Observ Viewed Viewed Viewed Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex ling 2 location I proposed location of building 2	using (apartments) al Care Facility kisting dwelling
 Observ Orpheu 86 Parraween S Observ Viewed 90 Proposed Build Viewed Observ Observ 4) Cross Parrawe 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex ling 2 location I proposed location of building 2 red existing landscaping	using (apartments) al Care Facility kisting dwelling rcade
 Observ Orphet 86 Parraween \$ Observ Viewed 7000000000000000000000000000000000000	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A	using (apartments) al Care Facility kisting dwelling rcade aween Street
 Observ Orphet 86 Parraween S Observ Viewed Viewed Observ Observ Observ Observ Observ Observ Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex- ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed th	using (apartments) al Care Facility kisting dwelling rcade aween Street
 Observ Orpheu 86 Parraween S Observ Viewed Viewed Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed th I through Arcade to Military Road	using (apartments) al Care Facility kisting dwelling rcade aween Street
 Observ Orphet 86 Parraween S Observ Viewed Viewed Viewed Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex- ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed the I through Arcade to Military Road en Street, Cremorne	using (apartments) al Care Facility kisting dwelling rcade aween Street
 Observ Orphet 86 Parraween S Observ Viewed Viewed Viewed Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex- ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed the I through Arcade to Military Road en Street, Cremorne red existing dwelling houses	using (apartments) al Care Facility kisting dwelling rcade aween Street rough-site link
 Observ Orpheu 86 Parraween S Observ Viewed Viewed Observ Observ Observ Observ Observ Signa Constration Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex- ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed the I through Arcade to Military Road en Street, Cremorne red existing dwelling houses red the location of proposed throug	using (apartments) al Care Facility kisting dwelling rcade aween Street rough-site link
 Observ Orpheu 2) 86 Parraween S Observ Viewed Viewed Observ Observ Observ Observ 62-68 Parrawee Observ Observ Observ Observ Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex- ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed the I through Arcade to Military Road en Street, Cremorne red existing dwelling houses red the location of proposed throug ling 3 location	using (apartments) al Care Facility kisting dwelling rcade aween Street rough-site link
 Observ Orphet 86 Parraween S Observ Viewed Viewed Viewed Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex- ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed the I through Arcade to Military Road en Street, Cremorne red existing dwelling houses red the location of proposed throug ling 3 location red location of proposed Building 3	using (apartments) al Care Facility kisting dwelling rcade aween Street rough-site link
 Observ Orpheu 2) 86 Parraween S Observ Viewed Observ Viewed Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex- ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed the I through Arcade to Military Road en Street, Cremorne red existing dwelling houses red the location of proposed through ling 3 location red location of proposed Building 3 cular access and egress point	using (apartments) al Care Facility kisting dwelling rcade aween Street rough-site link gh-site link
 Observ Orpheu 86 Parraween S Observ Viewed Proposed Build Viewed Observ Observ Cross Parrawe Observ Observ Observ 62-68 Parrawed Observ 	Im Picture Palace and shoptop ho Street, Cremorne red location of proposed Residenti I the internal and rear garden of ex- ling 2 location I proposed location of building 2 red existing landscaping en Street to observe site from A red site from southern side of Parr red the location of the proposed the I through Arcade to Military Road en Street, Cremorne red existing dwelling houses red the location of proposed throug ling 3 location red location of proposed Building 3	using (apartments) al Care Facility kisting dwelling rcade aween Street rough-site link 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



