

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Pathways Cremorne Seniors Housing SSD-4947221 - Proposed amendments to recommended conditions  
**Date:** Friday, 28 March 2025 9:57:00 AM  
**Attachments:** [REDACTED]

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Hi Peter,

Thank you for the email. The Commission is happy with this approach.

Kind regards,

**Kendall Clydsdale | Principal Case Manager**

Office of the Independent Planning Commission NSW  
Suite 15.02 Level 15 135 King Street Sydney NSW 2000

[REDACTED] | [www.ipcn.nsw.gov.au](http://www.ipcn.nsw.gov.au)

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**Subject:** RE: Pathways Cremorne Seniors Housing SSD-4947221 - Proposed amendments to recommended conditions

Hi Kendall,

Not sure if you're aware but the Low Mid Rise provisions recently took effect and we think they technically apply to the Pathways proposal. This effectively introduces/changes the underlying FSR and height controls for the site.

There were no savings or transitional provisions introduced with the new Chapter 6 LMR provisions and therefore as a determination has not been made, it is our understanding that consideration of the provisions in Chapter 6 (particularly Part 4) need to be considered.

The Department proposes to provide an addendum assessment that considers and assesses the proposed development against the relevant provisions under Chapter 6 of the Housing SEPP. This may take a couple of days, but I trust you are satisfied with this approach.

Please advise if the Independent Planning Commission are happy with the Department's proposed approach.

Thanks

Peter

**Peter McManus**

Team Leader

Social and Diverse Housing Assessments

Department of Planning, Housing and Infrastructure

[Redacted]

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- *The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

[Redacted]

**Subject:** Pathways Cremorne Seniors Housing SSD-4947221 - Proposed amendments to recommended conditions

Hi Peter,

Please see attached letter requesting the Department's advice on the workability, enforceability and any potential unintended consequences of the proposed changes to the Pathways Cremorne Seniors Housing draft conditions.

Attachment A provides detail of the proposed changes. A MS Word version of Attachment A is also provided to assist with the Department's response.

Please let me know if you would like a meeting to be coordinated to discuss any of the proposed changes. Please note that should a meeting be scheduled, notes summarising the points of discussion will be prepared and published on the Commission's website following determination.

Any queries, please do not hesitate to contact me.

Kind regards,

**Kendall Clydsdale | Principal Case Manager**

Office of the Independent Planning Commission NSW  
Suite 15.02 Level 15 135 King Street Sydney NSW 2000

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