



RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	Pathways Cremorne Seniors Housing (SSD-49472213)	
Meeting Location:	The Project Site and surrounding area	
Date:	Tuesday, 4 March 2025	
Time:	11.30am-12.30pm	
ATTENDEES		
Commissioners:	Ken Kanofski Suellen Fitzgerald Duncan Marshall AM	Panel Chair Panel Member Panel Member
Office of the IPC:	Kendall Clydsdale Phoebe Jarvis	Principal Case Manager Senior Planning Officer
Applicant:	Graeme Skerritt Tina Christy Markam Ralph Tai Ropiha Jennifer Hill Brendan Moar	Managing Director, Pathways (Applicant) Director, Gyde Consulting Director, MDP Architecture Director, CHROFI Director, Architectural Projects Landscape Architect
LOCATIONS AND KEY OBSERVATIONS		
<p>1) 88 Parraween Street, Cremorne</p> <ul style="list-style-type: none"> • Introductions and Chair’s opening statement • Observed the existing heritage listed dwelling houses • Observed development opposite the site on the southern side of Parraween Street, including the Hayden Orpheum Picture Palace and shoptop housing (apartments) <p>2) 86 Parraween Street, Cremorne</p> <ul style="list-style-type: none"> • Observed location of proposed Residential Care Facility • Viewed the internal and rear garden of existing dwelling <p>3) Proposed Building 2 location</p> <ul style="list-style-type: none"> • Viewed proposed location of building 2 • Observed existing landscaping <p>4) Cross Parraween Street to observe site from Arcade</p> <ul style="list-style-type: none"> • Observed site from southern side of Parraween Street • Observed the location of the proposed through-site link • Walked through Arcade to Military Road <p>5) 62-68 Parraween Street, Cremorne</p> <ul style="list-style-type: none"> • Observed existing dwelling houses • Observed the location of proposed through-site link <p>6) Proposed building 3 location</p> <ul style="list-style-type: none"> • Observed location of proposed Building 3 <p>7) Proposed vehicular access and egress point</p> <ul style="list-style-type: none"> • Viewed location of proposed vehicular access and egress <p>8) Corner of Gerard and Paling Streets, Cremorne</p> <ul style="list-style-type: none"> • Observed existing residential flat buildings along Gerrard Street 		



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



SITE INSPECTION MAP





SITE INSPECTION PHOTOS

Figure 1 – 88 Parraween Street



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



Figure 3 – Heritage dwelling houses proposed to be retained



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





RECORD OF SITE INSPECTION

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

