

PATHWAYS CREMORNE SENIORS LIVING

VISUAL IMPACT ANALYSIS

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV DATE ISSUE

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

22012

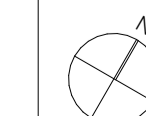
1/08/2023

PW/VL/GB/MF

TR

n/a

A1



DRAWING TITLE

VIEW ANALYSIS- TITLE PAGE

DRAWING NUMBER

A-DA.001.1

REVISION

PART A: VISUAL IMPACT ANALYSIS FROM THE PUBLIC REALM

VISUAL IMPACT SUMMARY

THE VISUAL IMPACT OF THE PROPOSAL HAS BEEN ASSESSED AGAINST THE SEAR'S VISUAL IMPACT MATRIX.

THE PROPOSED DEVELOPMENT IS COMPARED AGAINST A COMPLYING DEVELOPMENT BASED ON THE ADG SETBACKS, DCP REQUIRED 45% SITE COVERAGE AND A FOUR STOREY HEIGHT LIMIT.

THE OUTCOMES ARE DESCRIBED BELOW:

VIEW LOCATION	SENSITIVITY
VIEW 01	NEGLIGIBLE
VIEW 02	NEGLIGIBLE
VIEW 03	NEGLIGIBLE
VIEW 04	NEGLIGIBLE
VIEW 05	HIGH - MODERATE
VIEW 06	MODERATE
VIEW 07	MODERATE

Sensitivity	Magnitude				
	High	Moderate	Low	Negligible	Negligible
High	High	High-Moderate	Moderate	Moderate-low	Negligible
Moderate	High-Moderate	Moderate	Moderate-low	Low	Negligible
Low	Moderate	Moderate-low	Low	Negligible	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

SEAR'S VISUAL IMPACT MATRIX



KEY PLAN

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER

22012

PLOT DATE

1/08/2023

DRAWN

PWW/LJ/GB/MF

CHECKED

TR

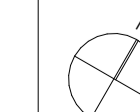
SHEET SCALE

n/a

SHEET SIZE

A1

NORTH



DRAWING TITLE

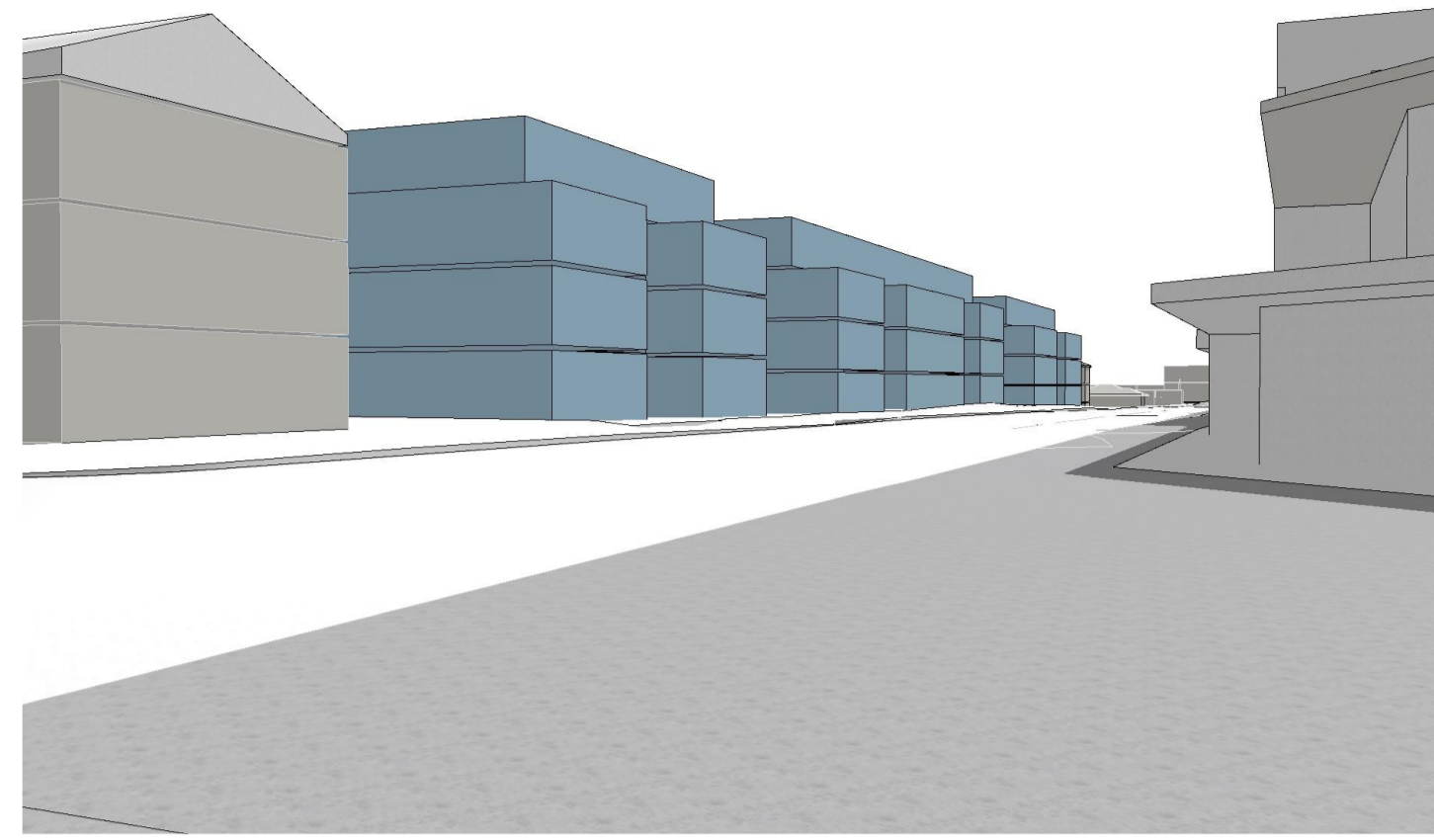
**VIEW ANALYSIS-VISUAL ENVELOPE
MAP + SUMMARY**

DRAWING NUMBER

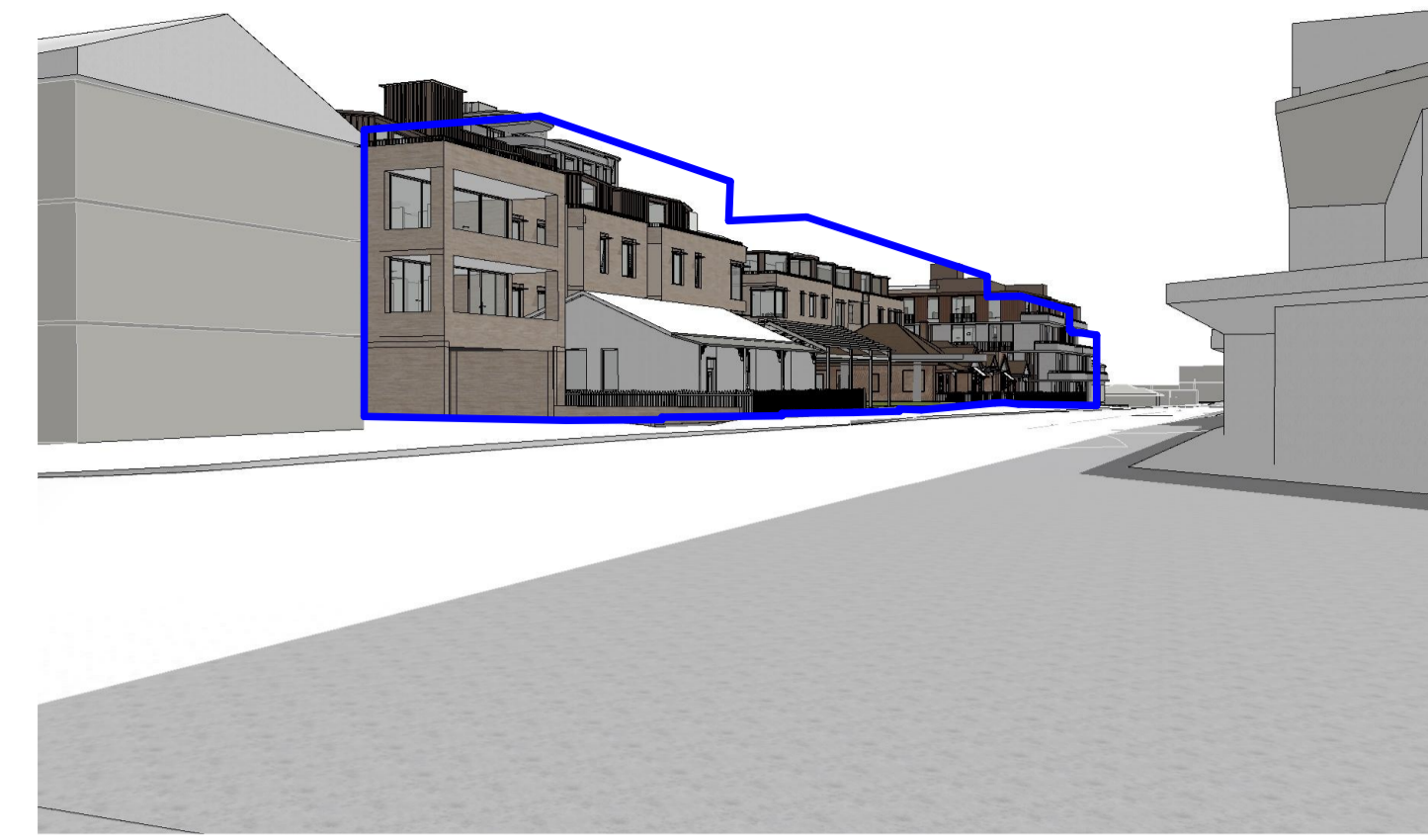
A-DA.001.2

REVISION

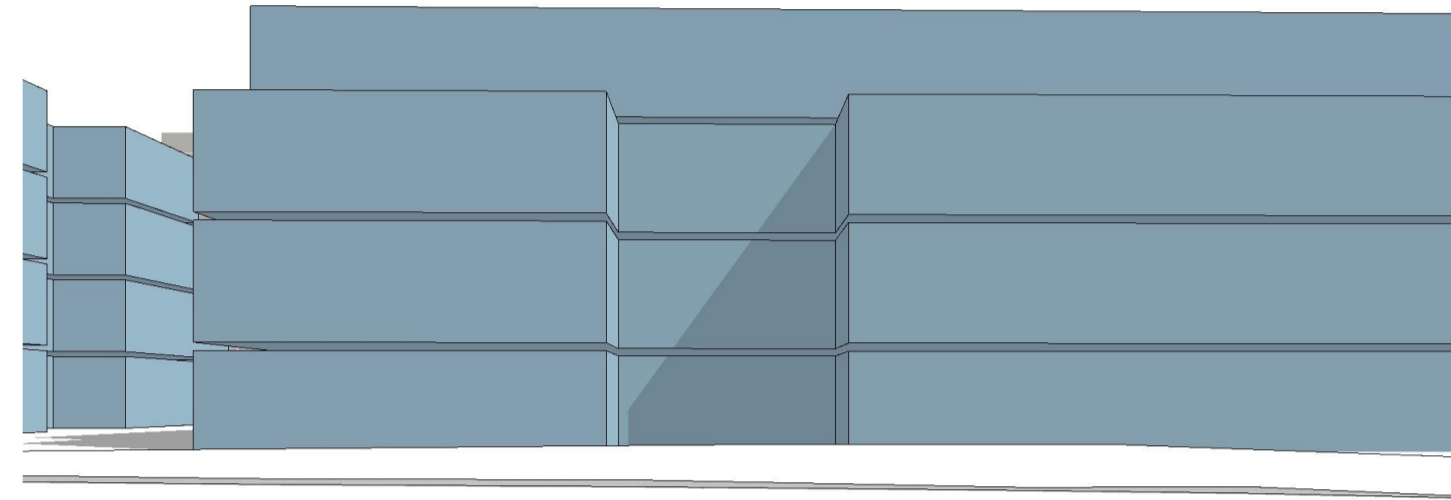
01



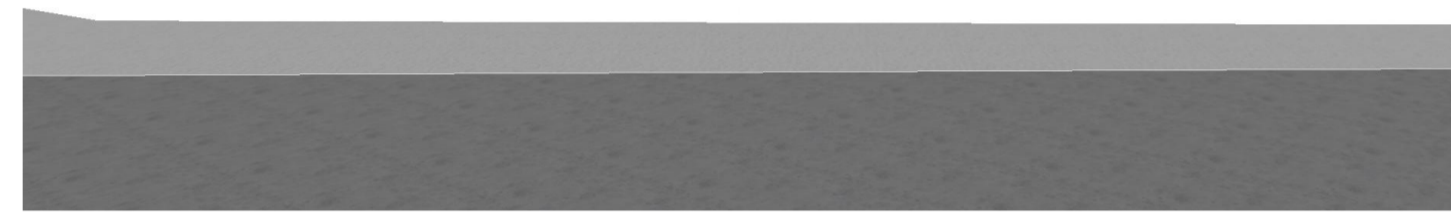
COMPLIANT



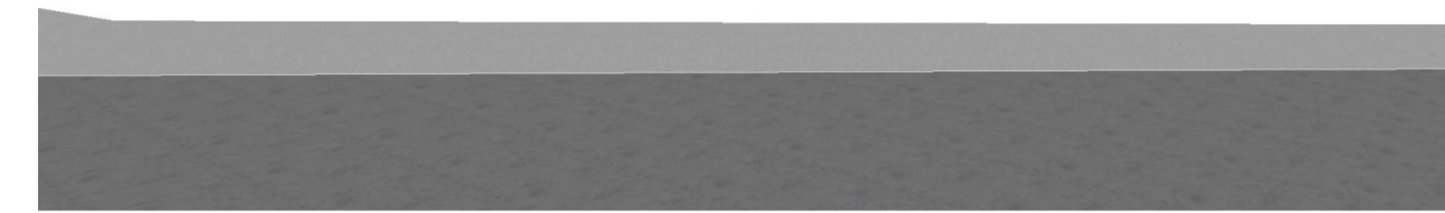
PROPOSED



02

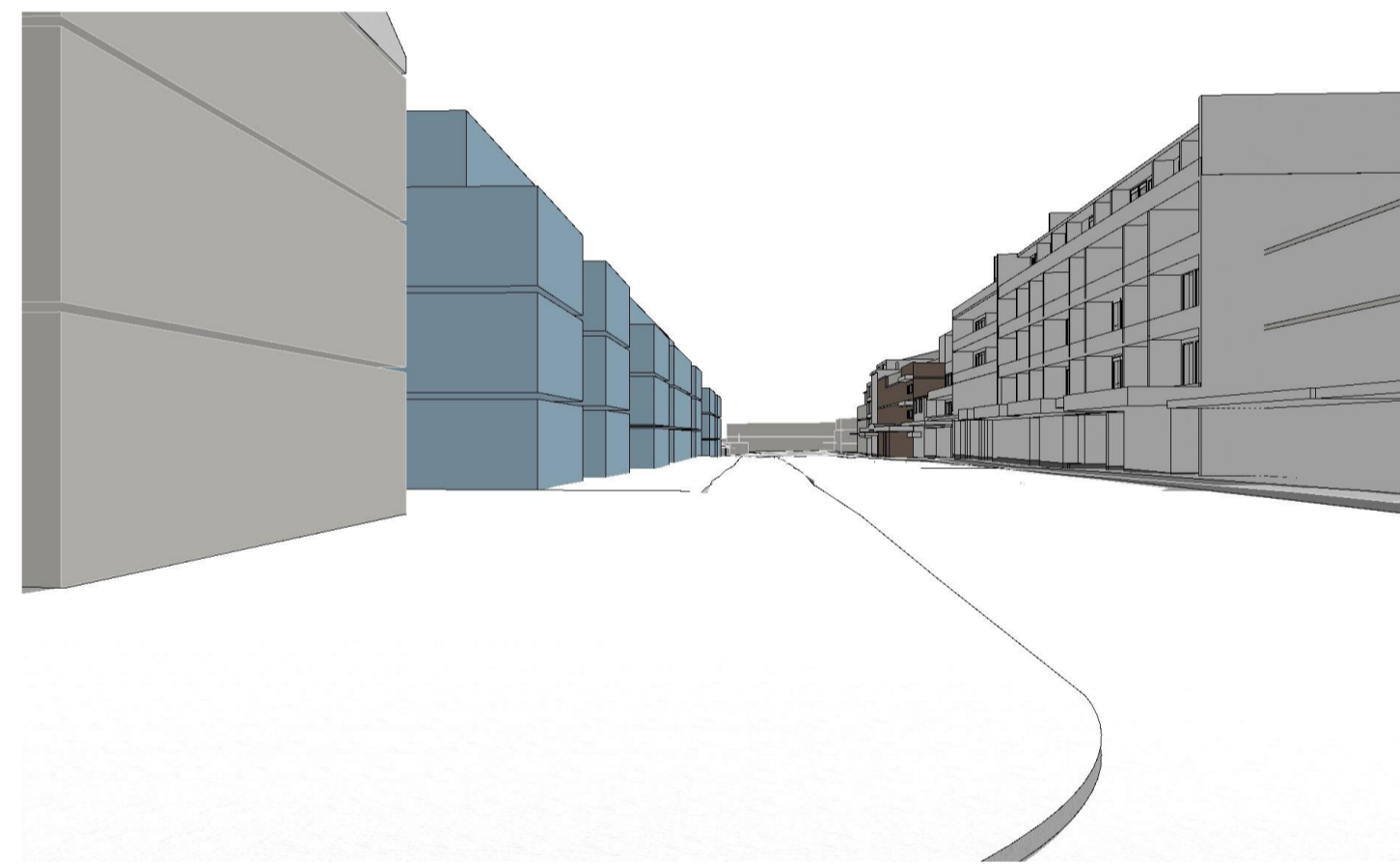


COMPLIANT



PROPOSED

03

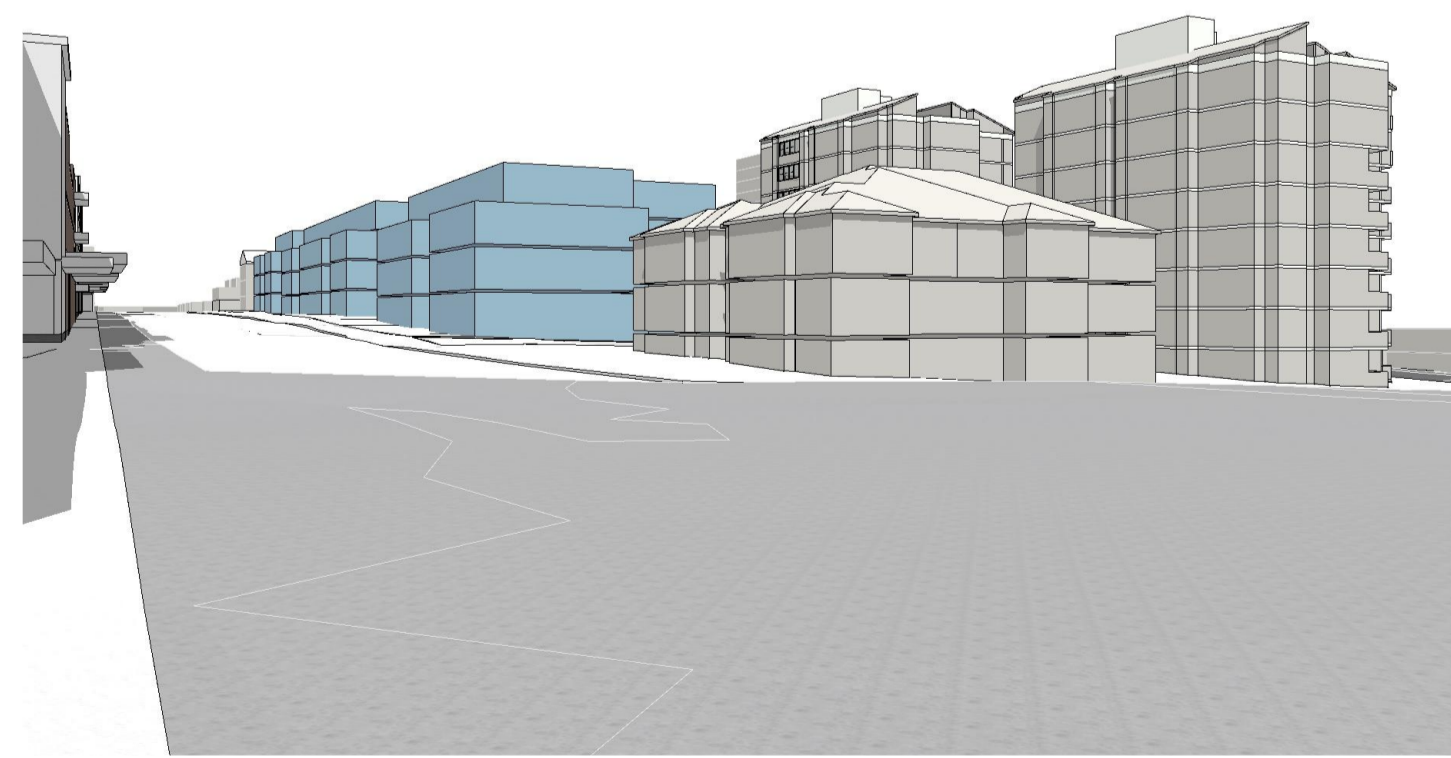


COMPLIANT

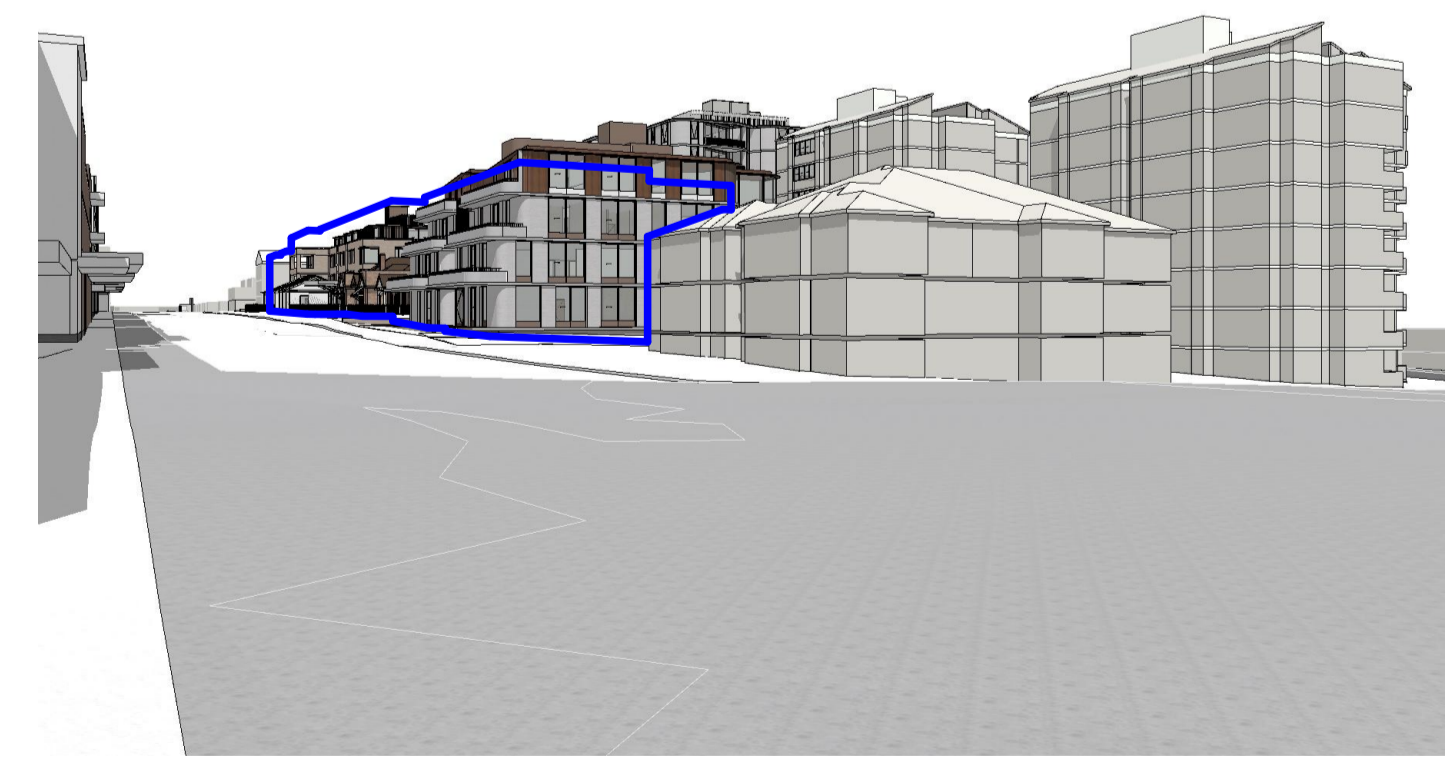


PROPOSED

04



COMPLIANT



PROPOSED

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

PROJECT

Pathways Cremorne Seniors Living
50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LG/BM/F	TR

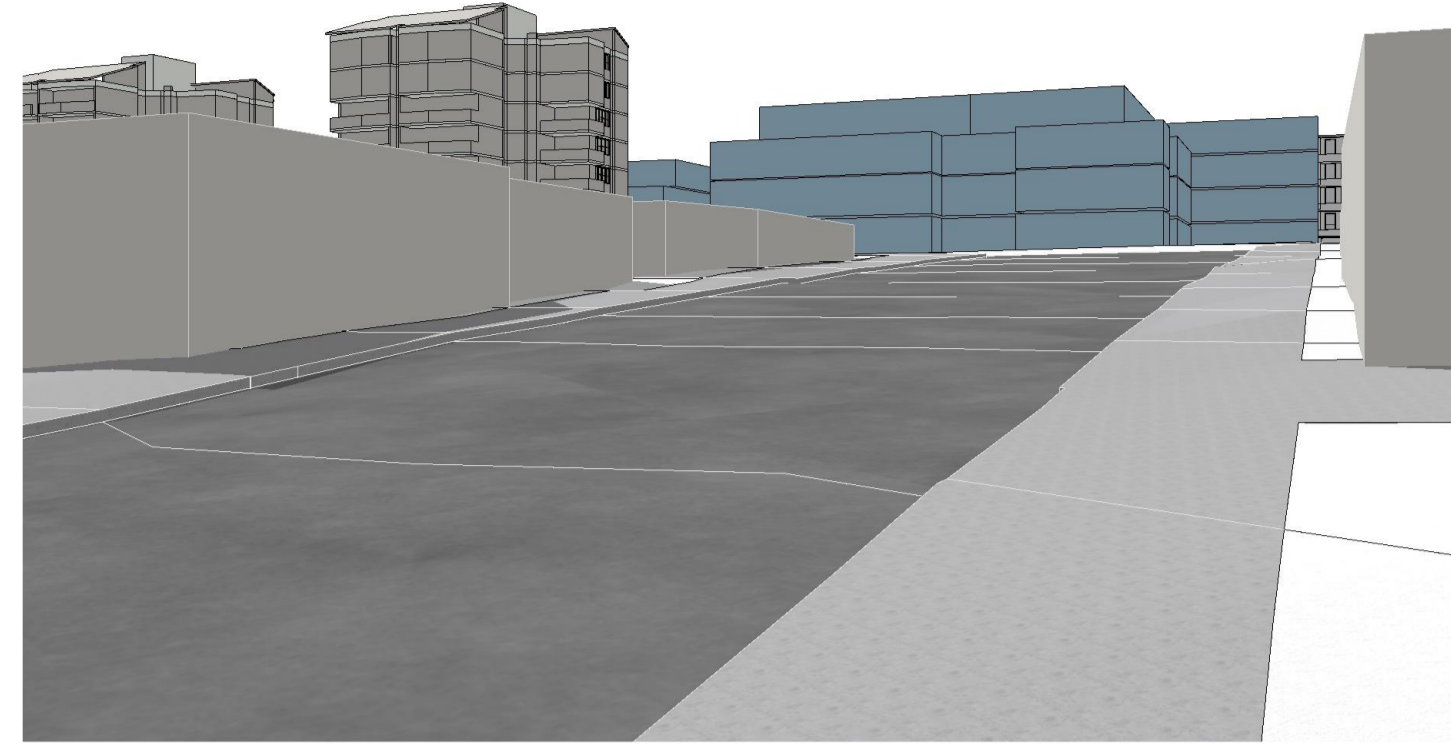
SHEET SCALE	SHEET SIZE	NORTH
n/a	A1	

DRAWING TITLE

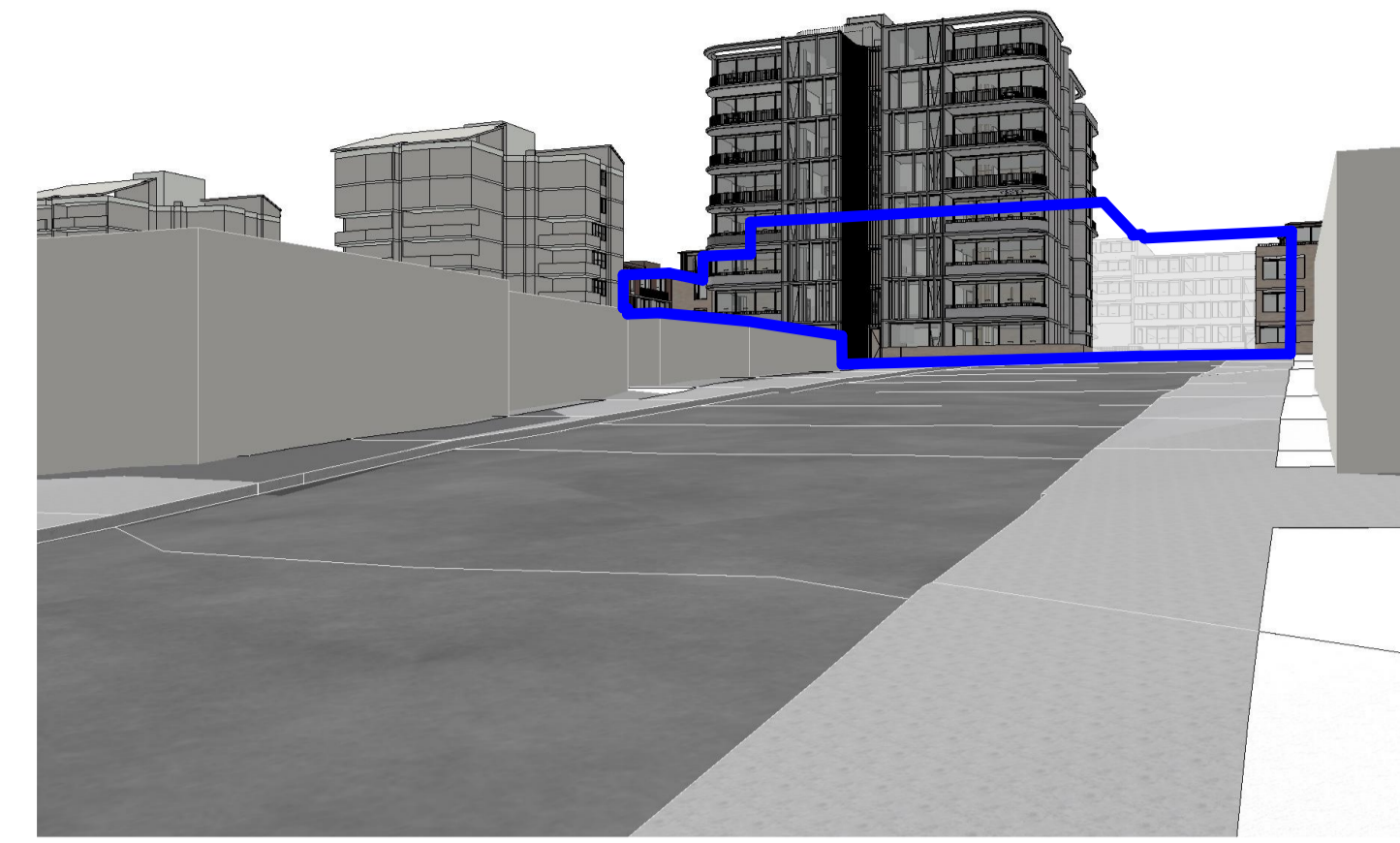
**VIEW ANALYSIS COMPARISON-
PARRAWEEN STREET**

DRAWING NUMBER	REVISION
A-DA.001.3	

05

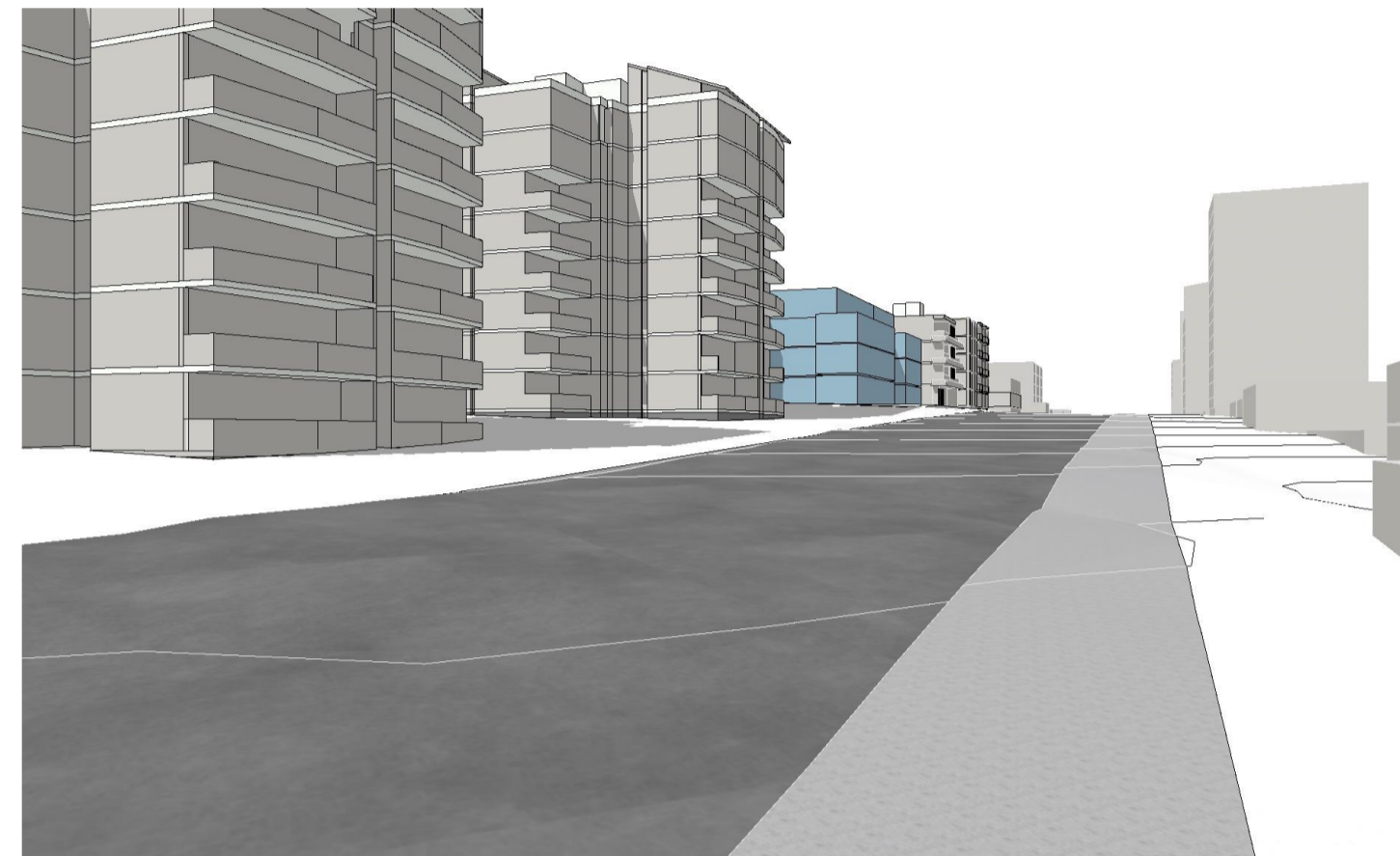


COMPLIANT

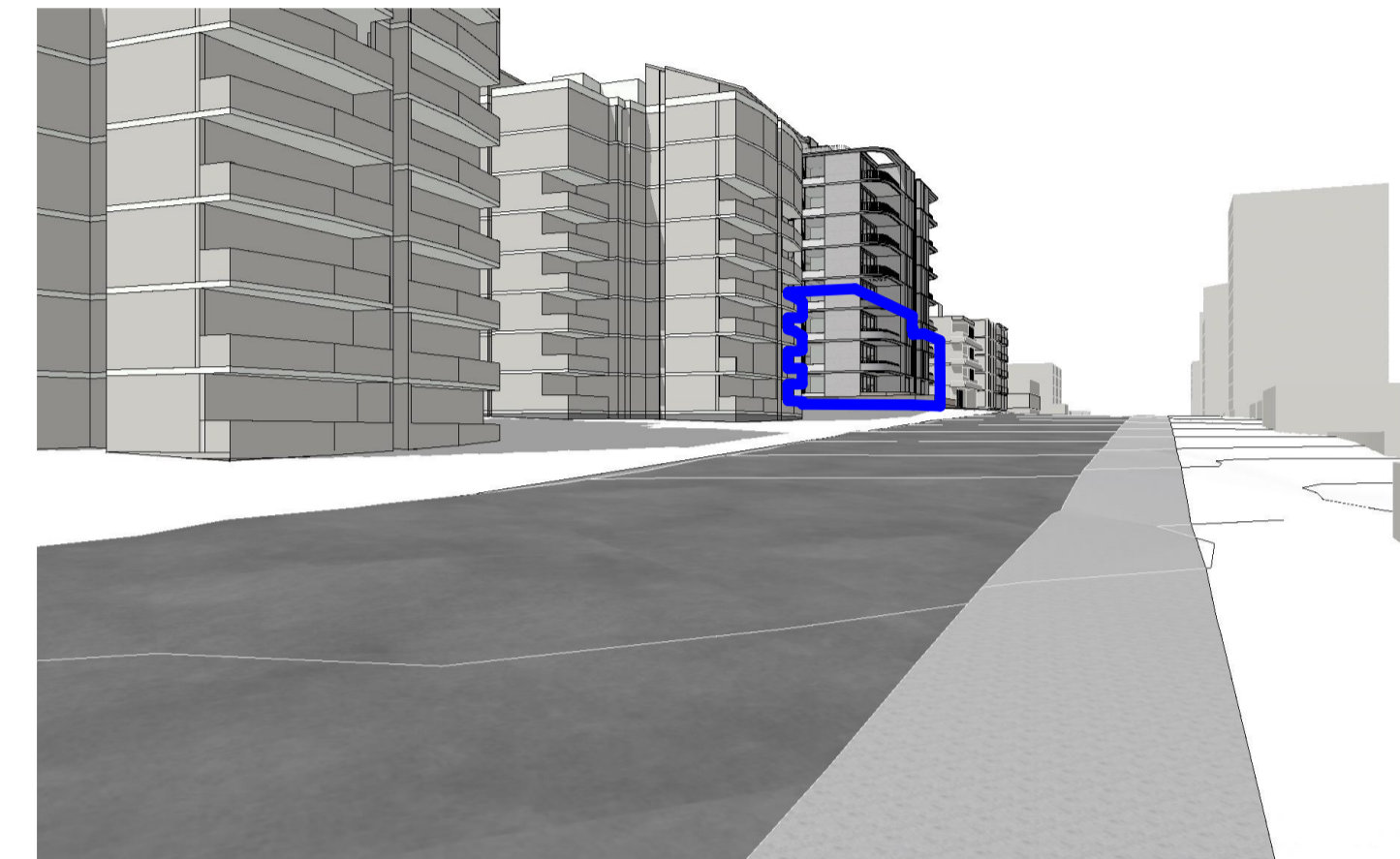


PROPOSED

06

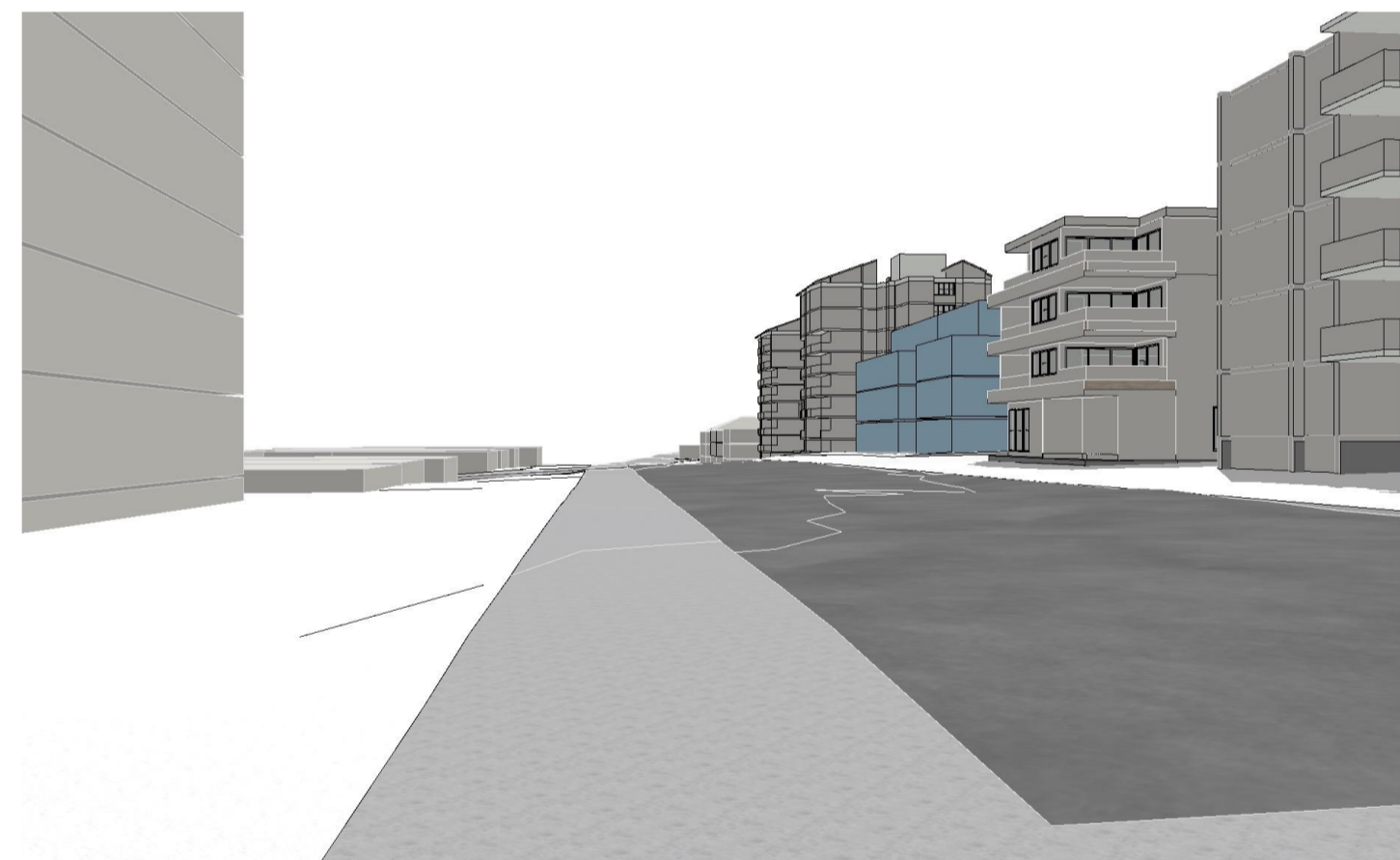


COMPLIANT



PROPOSED

07



COMPLIANT



PROPOSED

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

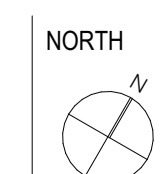
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LGB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

**VIEW ANALYSIS COMPARISON-
GERARD STREET**

DRAWING NUMBER	REVISION
A-DA.001.4	

PART B: VIEW IMPACT ANALYSIS FROM THE NEIGHBOURING PROPERTIES

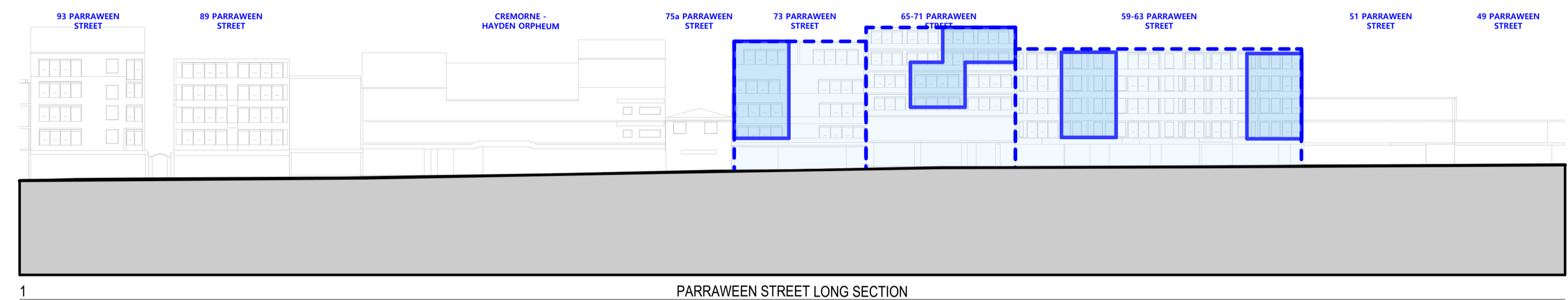
THE PROPERTIES THAT HAVE BEEN TESTED FOR VIEW IMPACT RESIDE TO THE SOUTH OF THE SITE IN PARRAWEEN STREET AND TO THE EAST IN GERARD STREET

PARRAWEEN STREET

73 PARRAWEEN STREET

65-71 PARRAWEEN STREET

59-63 PARRAWEEN STREET

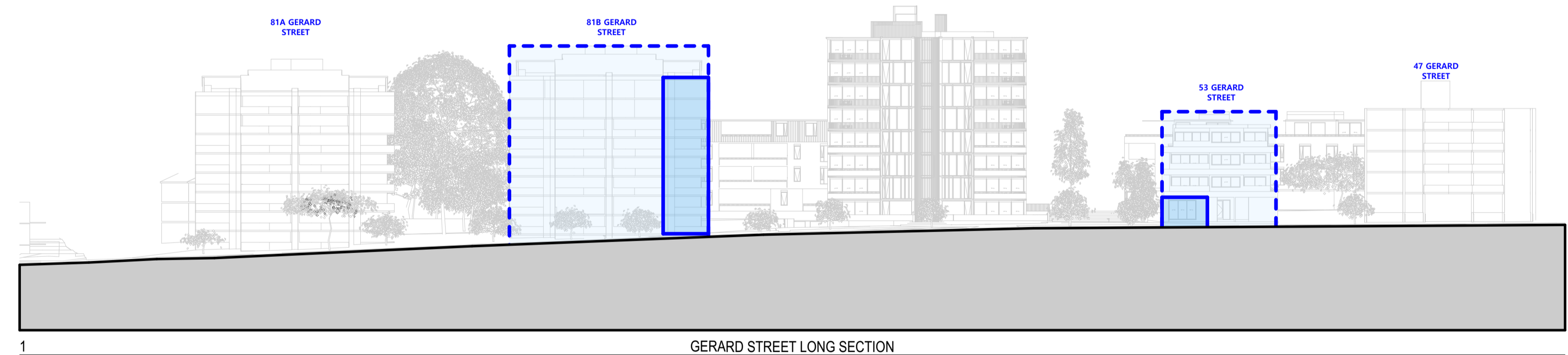


1 PARRAWEEN STREET LONG SECTION

GERARD STREET

81 B GERARD STREET

53 GERARD STREET



1 GERARD STREET LONG SECTION

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

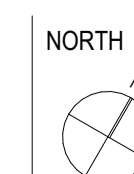
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

VIEW ANALYSIS ELEVATION SUMMARY

DRAWING NUMBER	REVISION
A-DA.001.5	

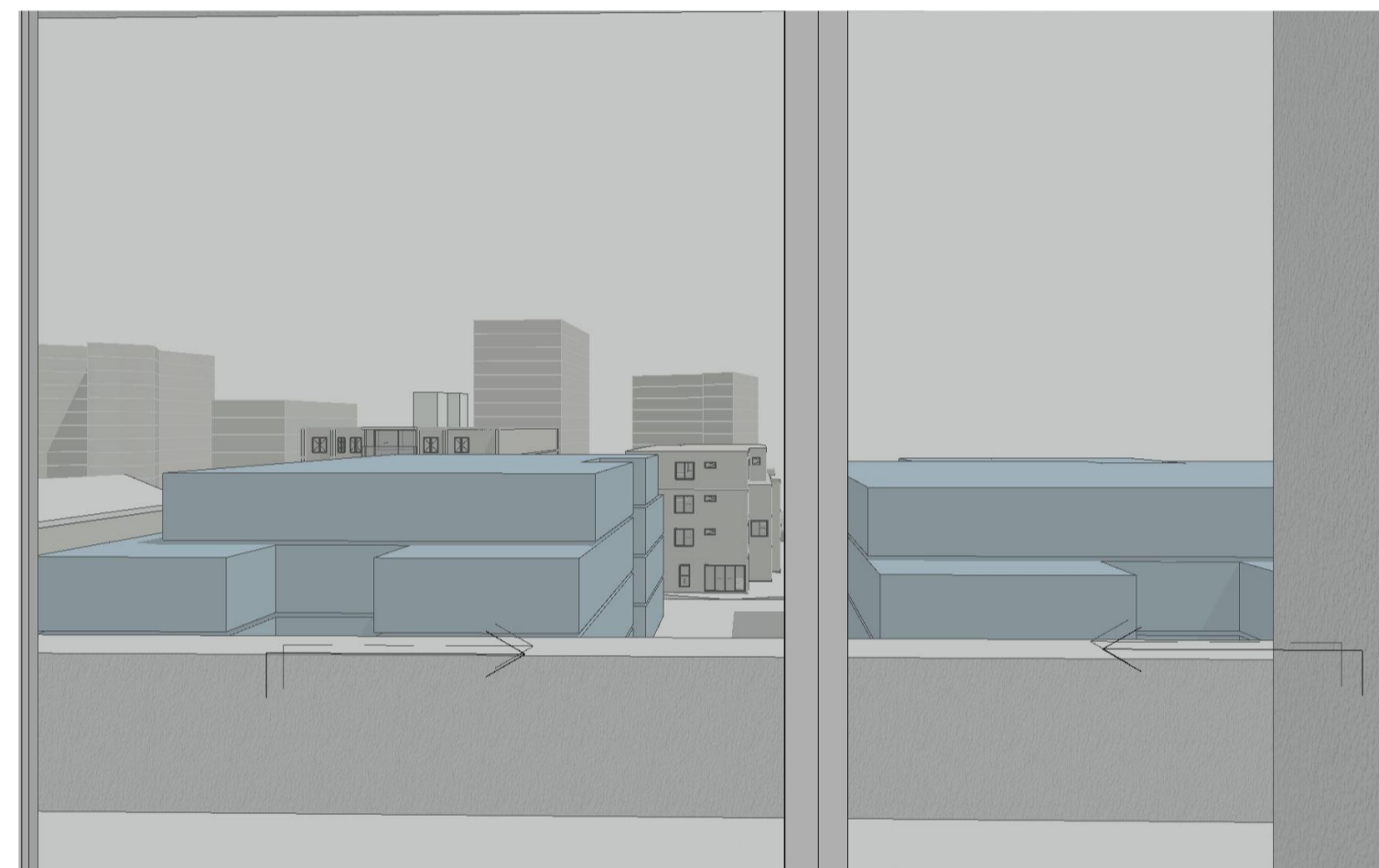
59-63 PARRAWEEN STREET - LVL 04



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
90% OF VIEW RETAINED

DESCRIPTION

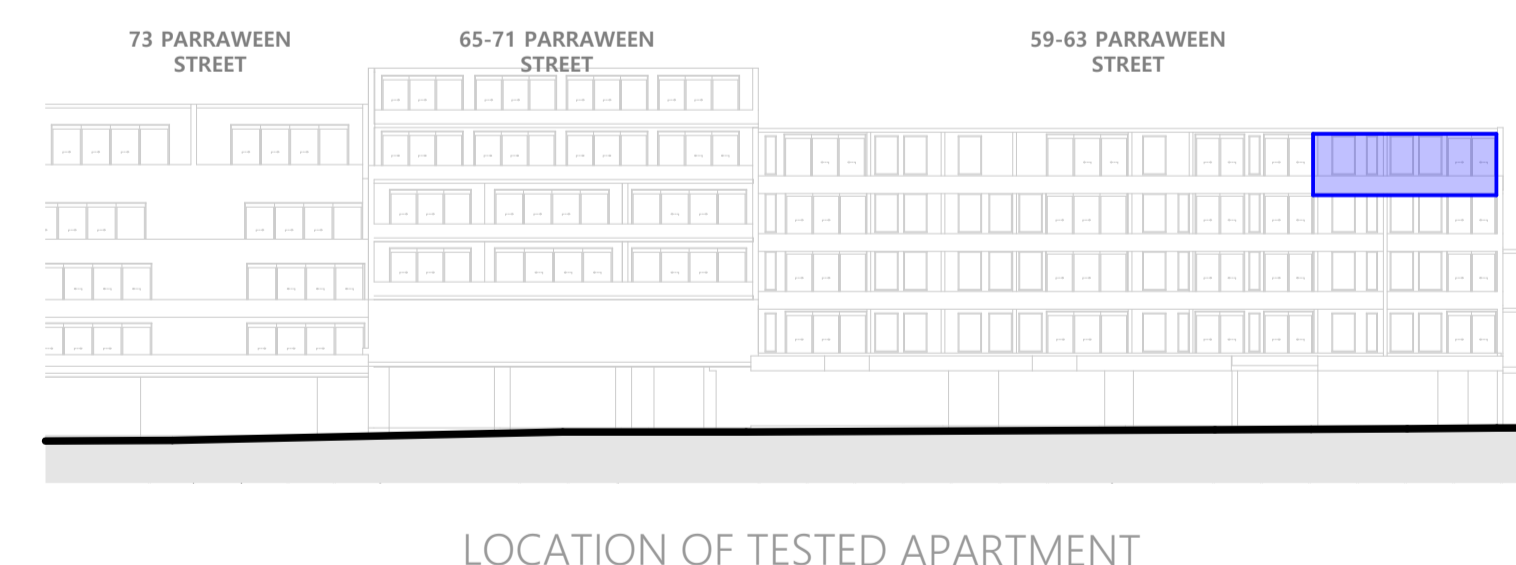
THE APARTMENT LOCATED ON LEVEL 04 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

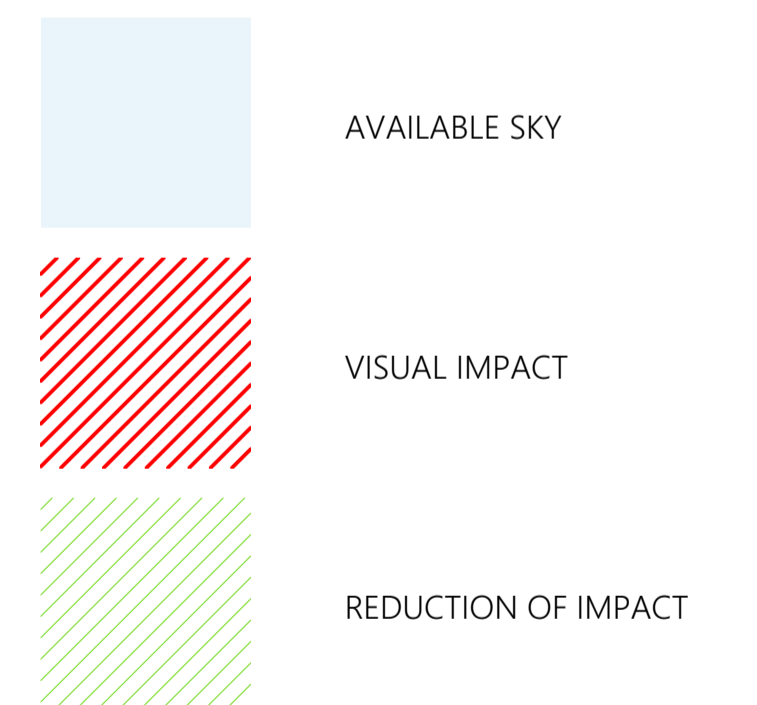
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

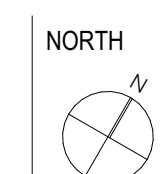
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

**VIEW ANALYSIS - 59-63
PARRAWEEN ST _ LVL 04**

DRAWING NUMBER
A-DA.001.6

REVISION

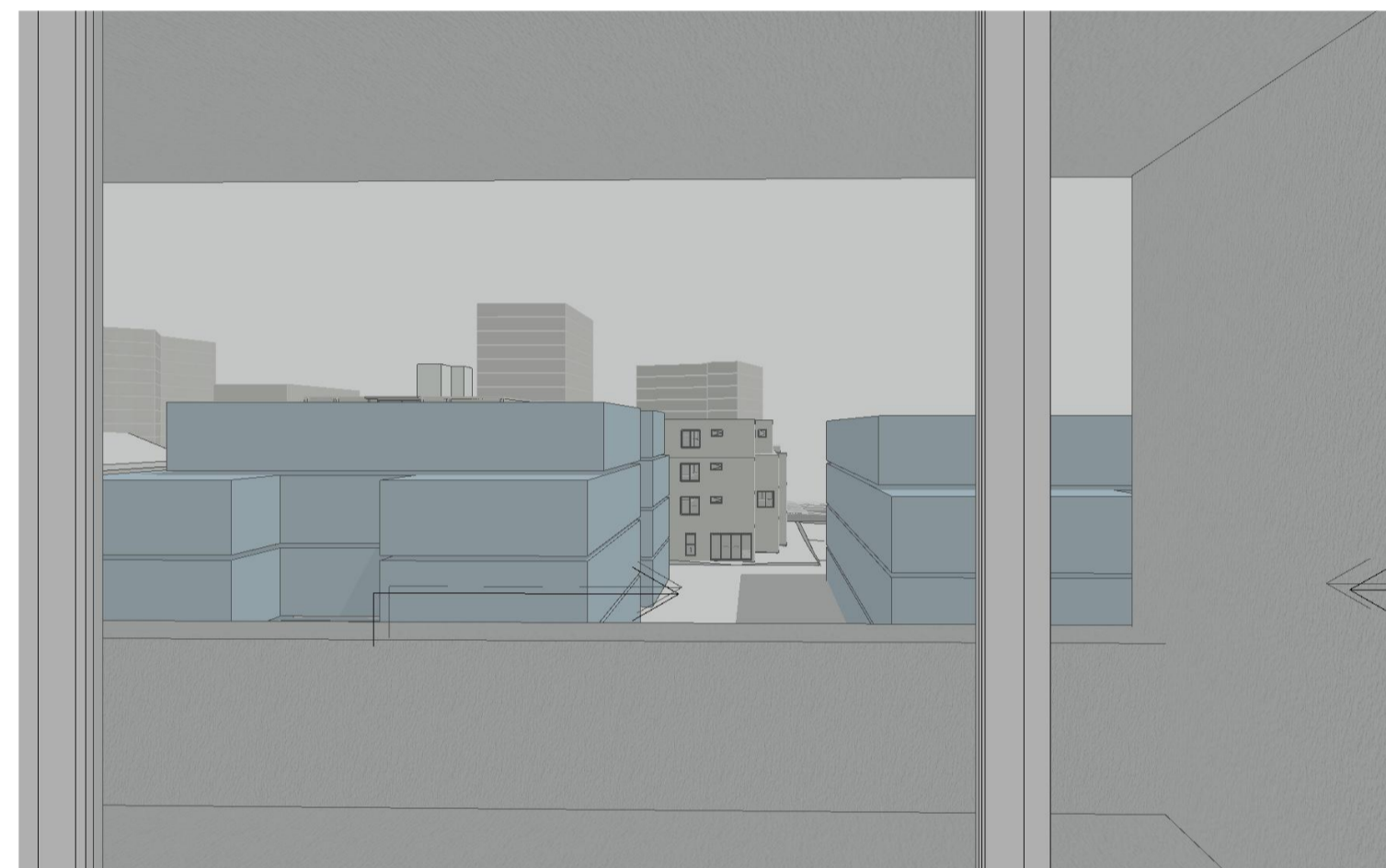
59-63 PARRAWEEN STREET - LVL 03



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
84% OF VIEW RETAINED

DESCRIPTION

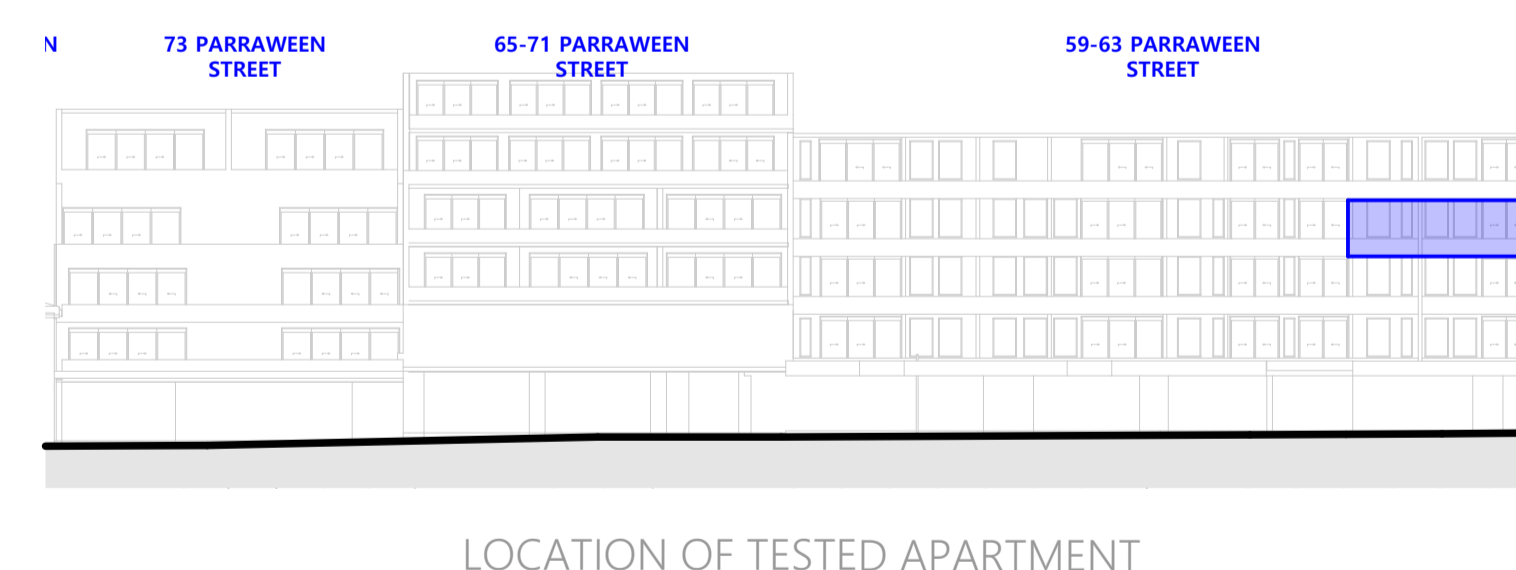
THE APARTMENT LOCATED ON LEVEL 03 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

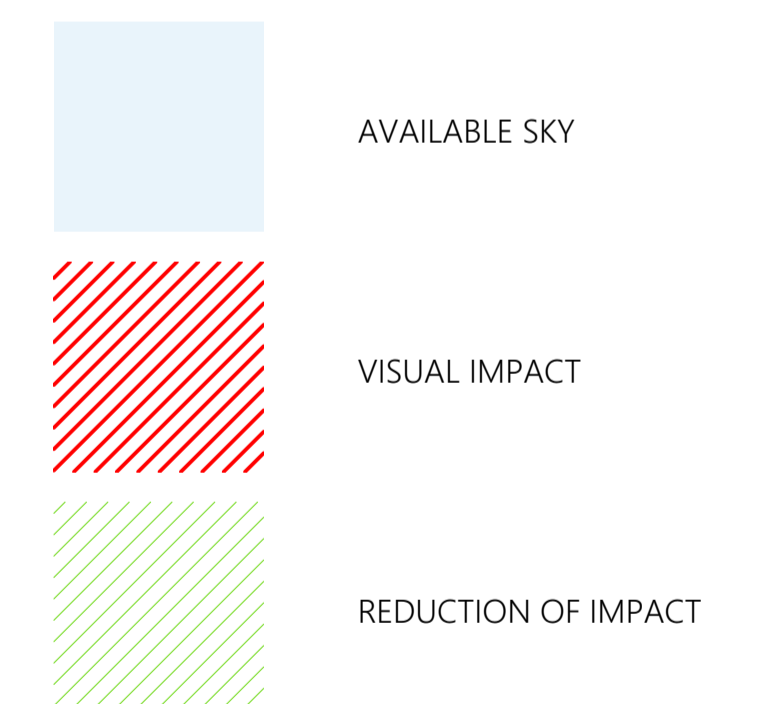
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

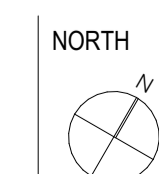
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

**VIEW ANALYSIS - 59-63
PARRAWEEN ST _ LVL 03**

DRAWING NUMBER
A-DA.001.7

REVISION

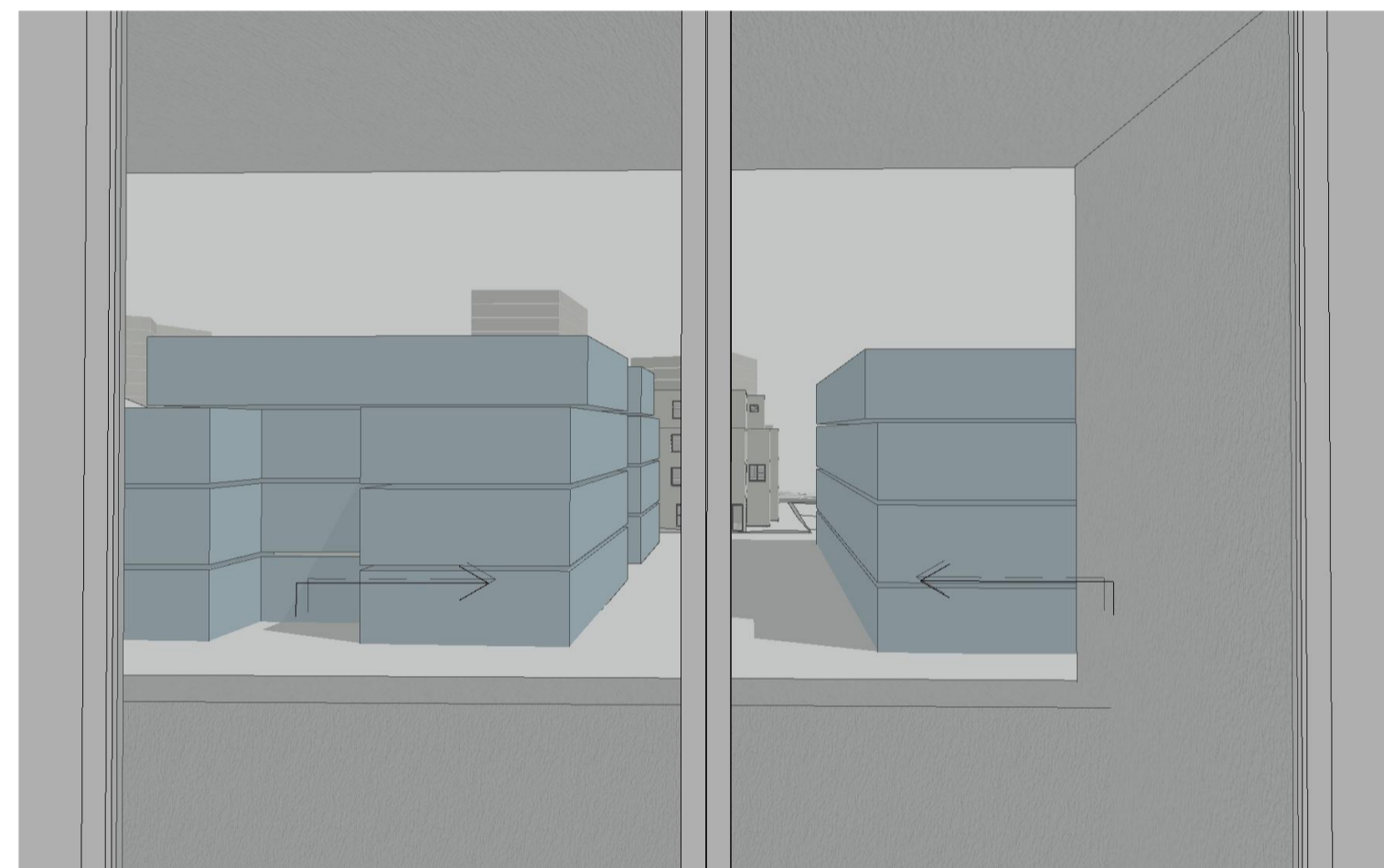
59-63 PARRAWEEN STREET - LVL 02



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
83% OF VIEW RETAINED

DESCRIPTION

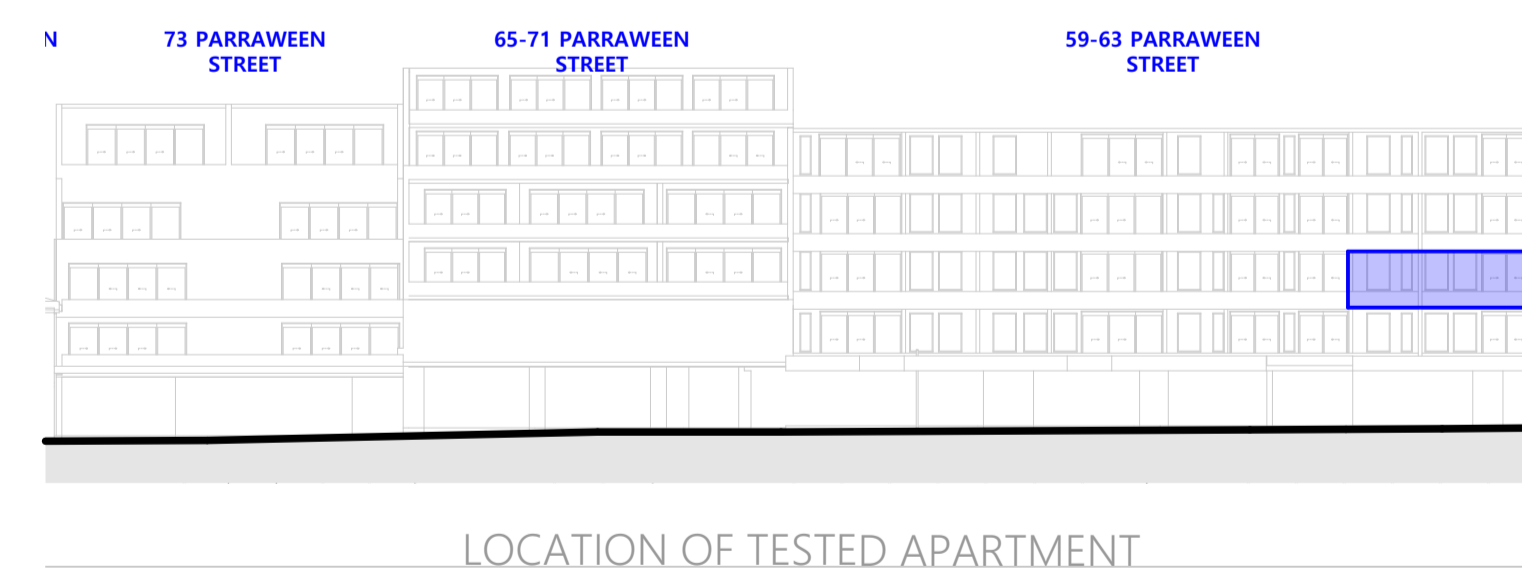
THE APARTMENT LOCATED ON LEVEL 02 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

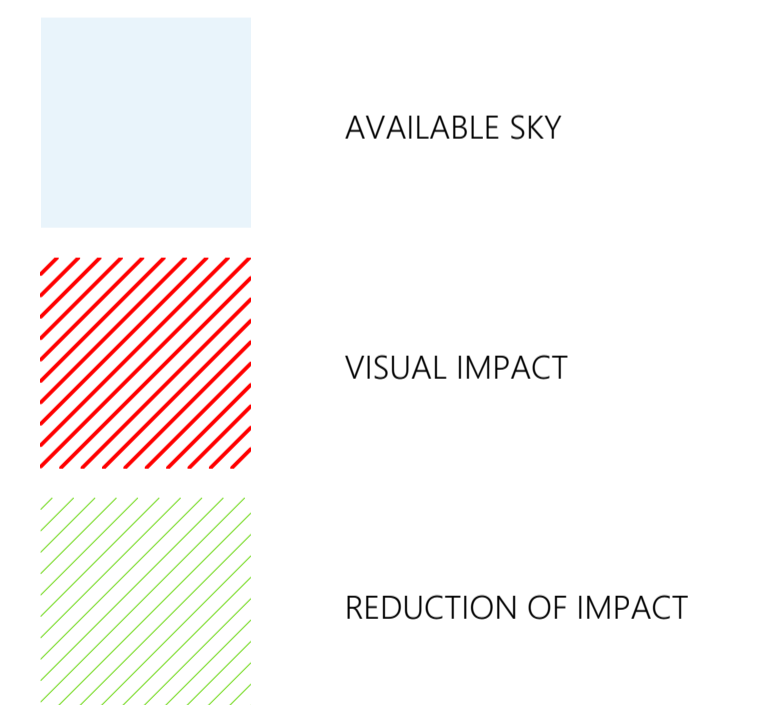
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLIGIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

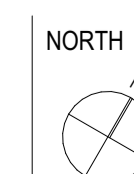
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

**VIEW ANALYSIS - 59-63
PARRAWEEN ST _ LVL 02**

DRAWING NUMBER
A-DA.001.8

REVISION

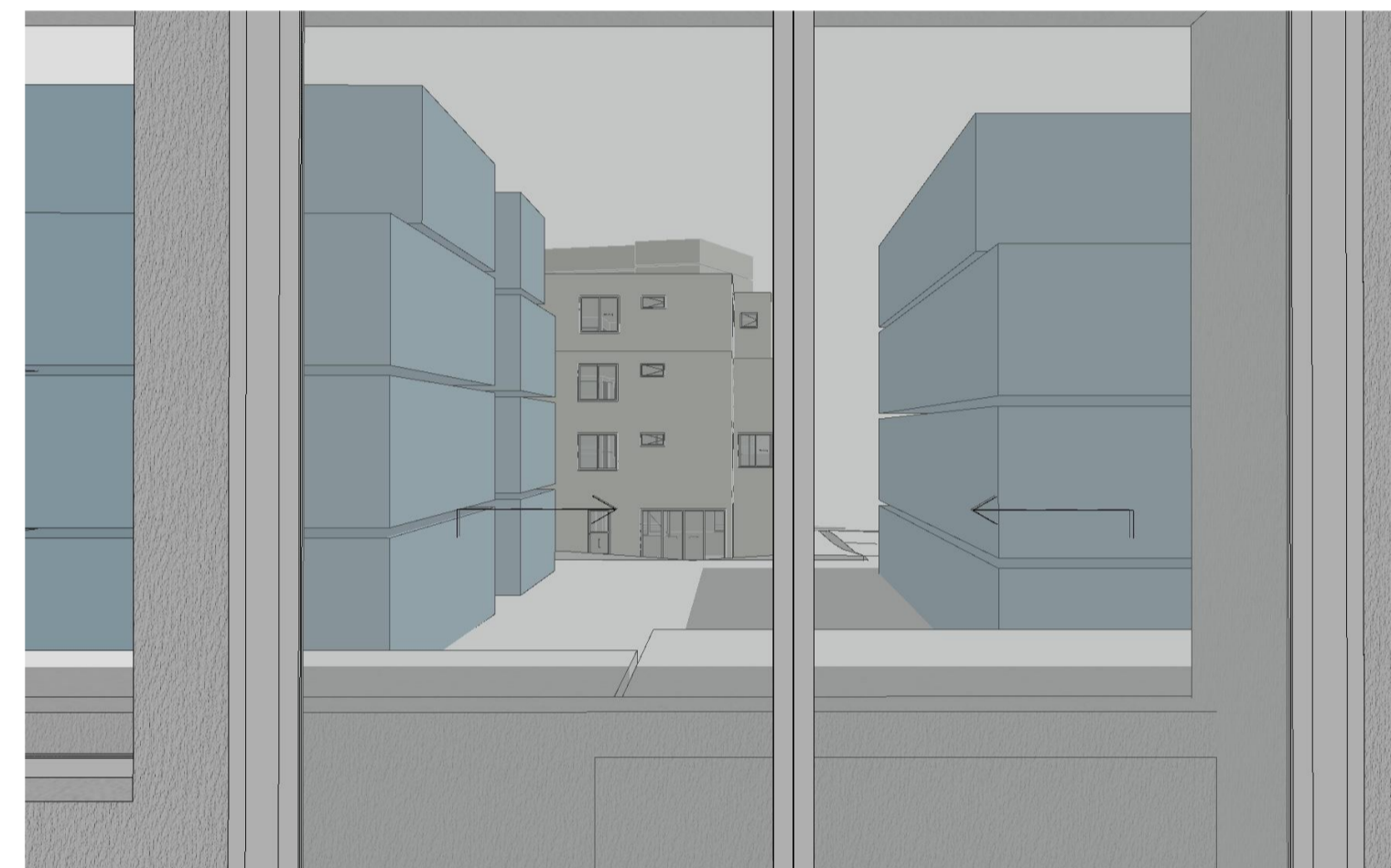
59-63 PARRAWEEN STREET - LVL 01



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
68% OF VIEW RETAINED

DESCRIPTION

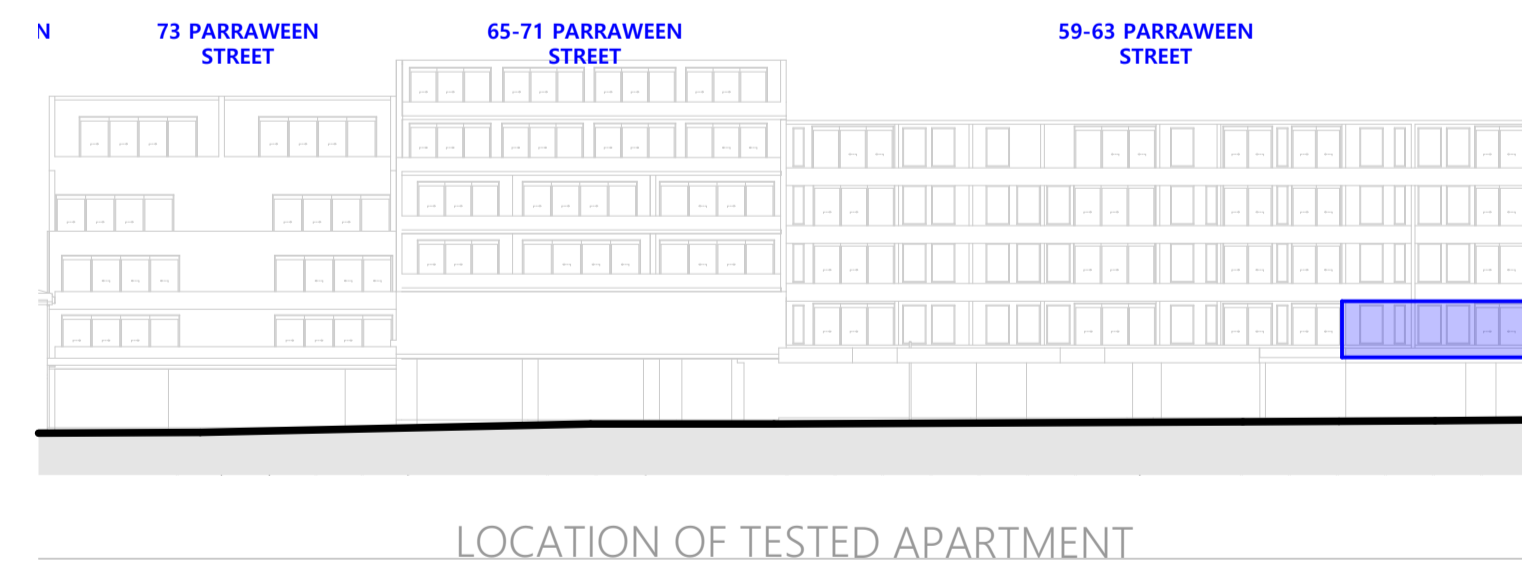
THE APARTMENT LOCATED ON LEVEL 01 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

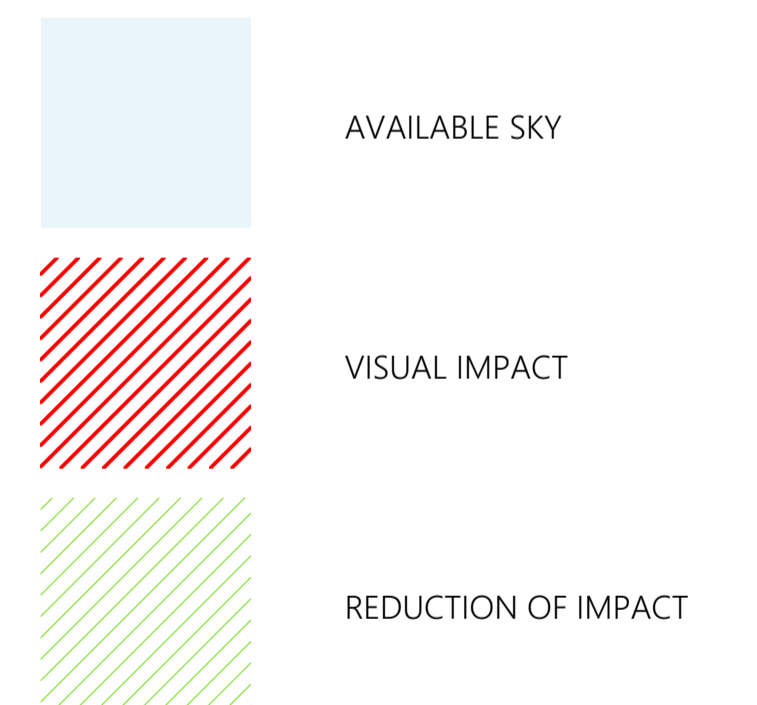
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

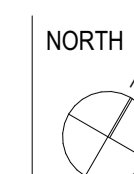
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



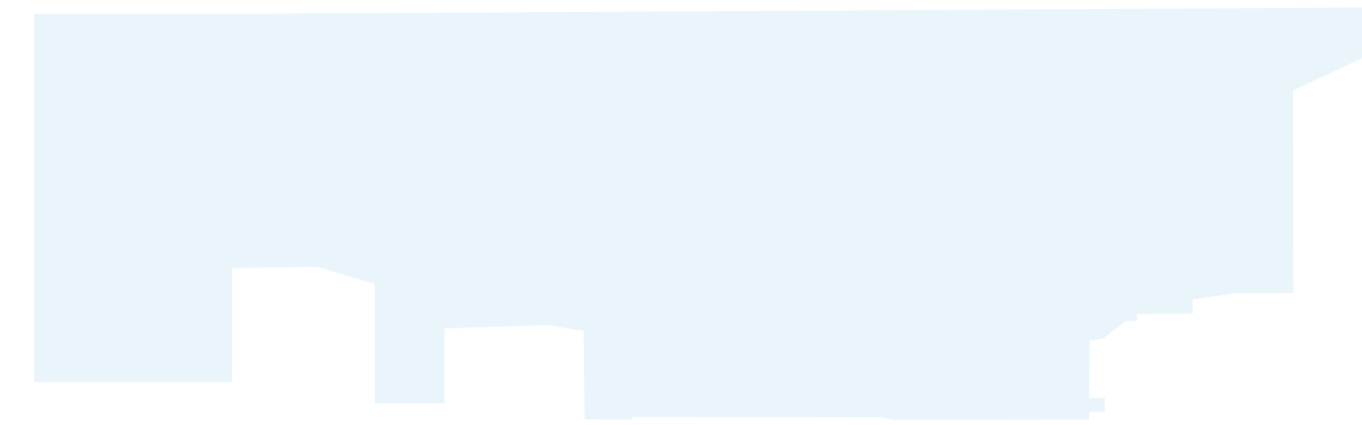
DRAWING TITLE

**VIEW ANALYSIS - 59-63
PARRAWEEN ST _ LVL 01**

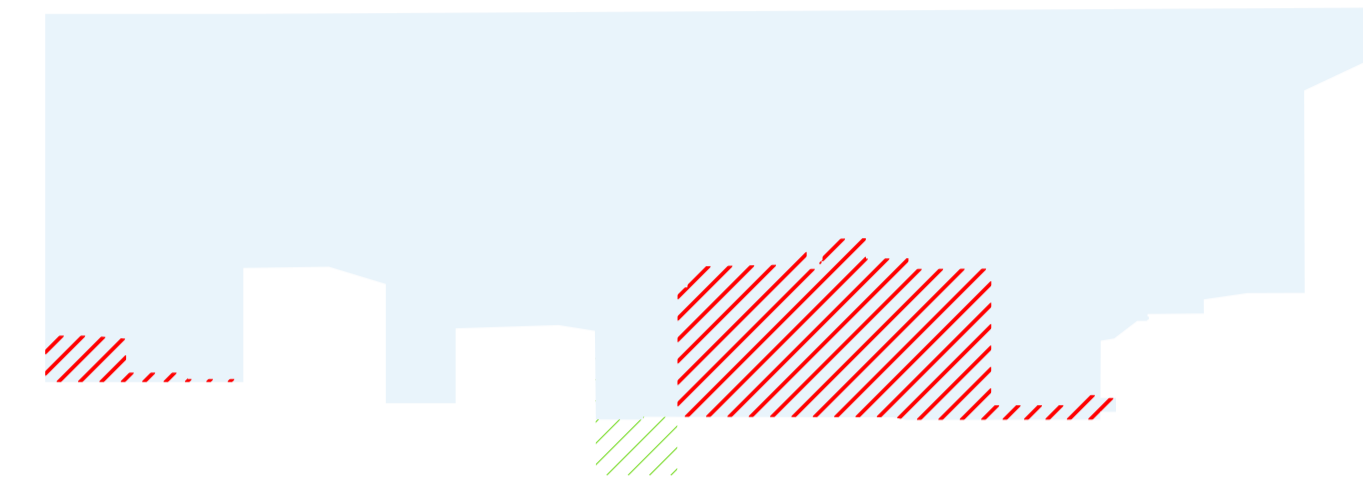
DRAWING NUMBER
A-DA.001.9

REVISION

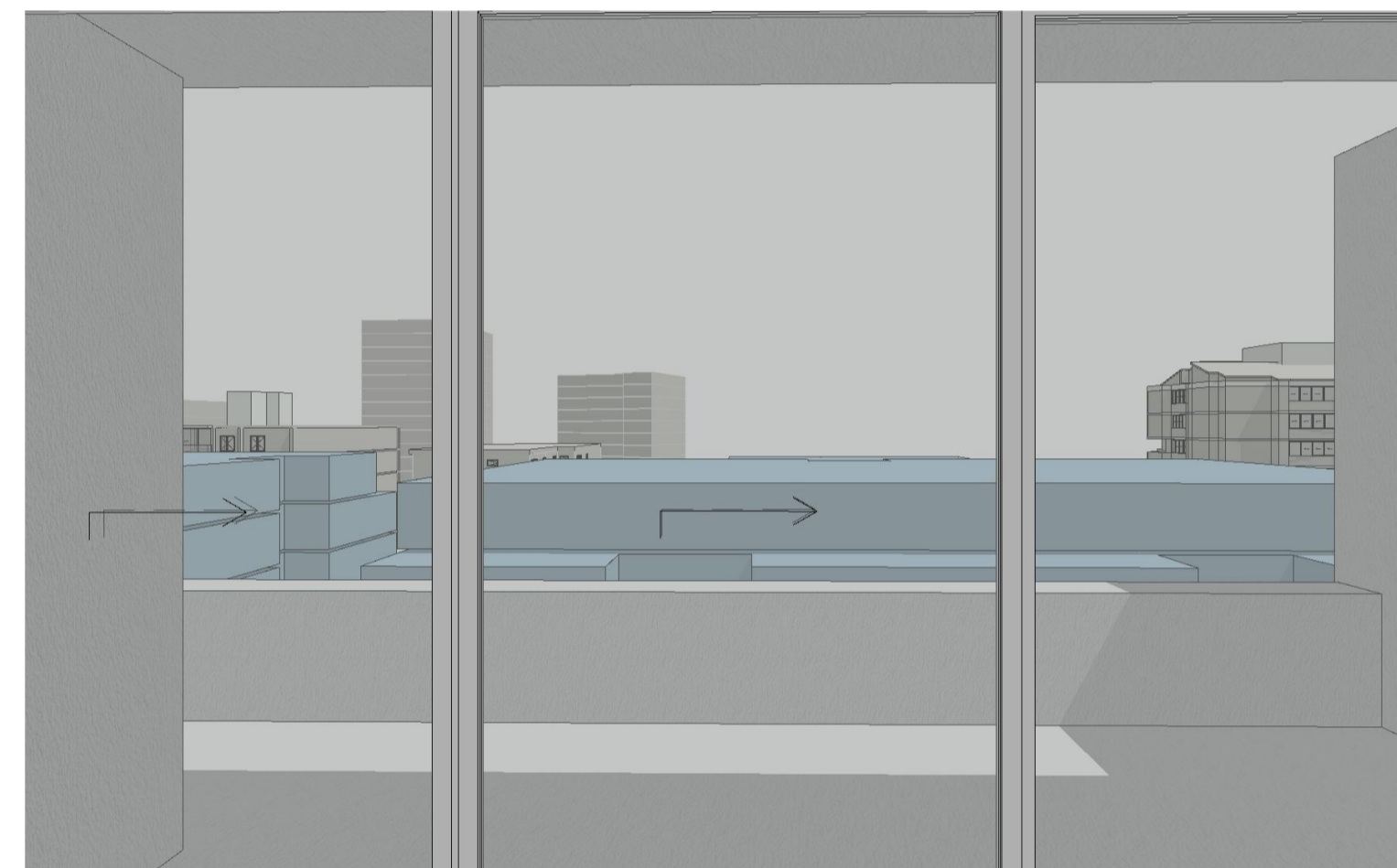
59-63 PARRAWEEN STREET - LVL 04



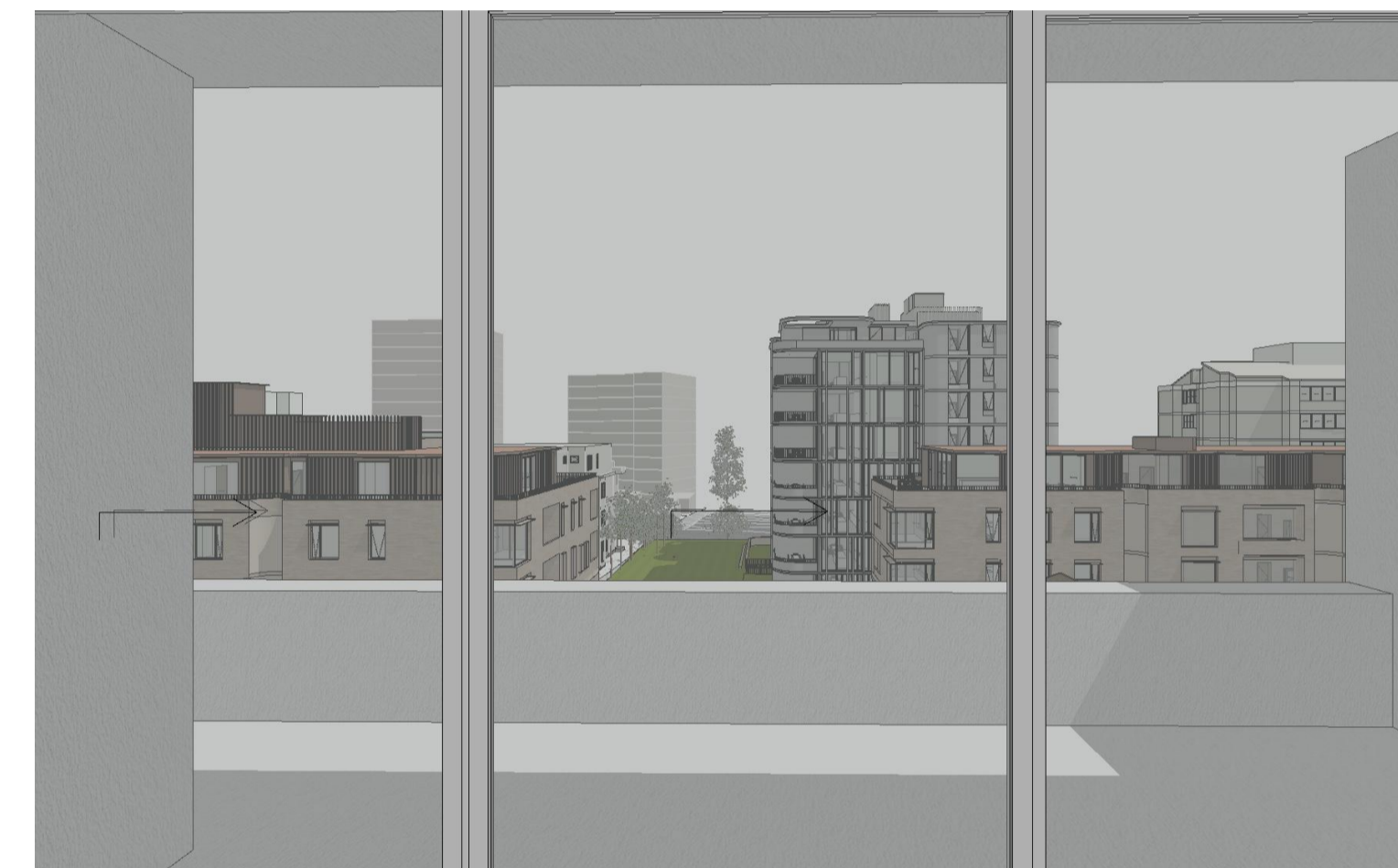
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
88% OF VIEW RETAINED

DESCRIPTION

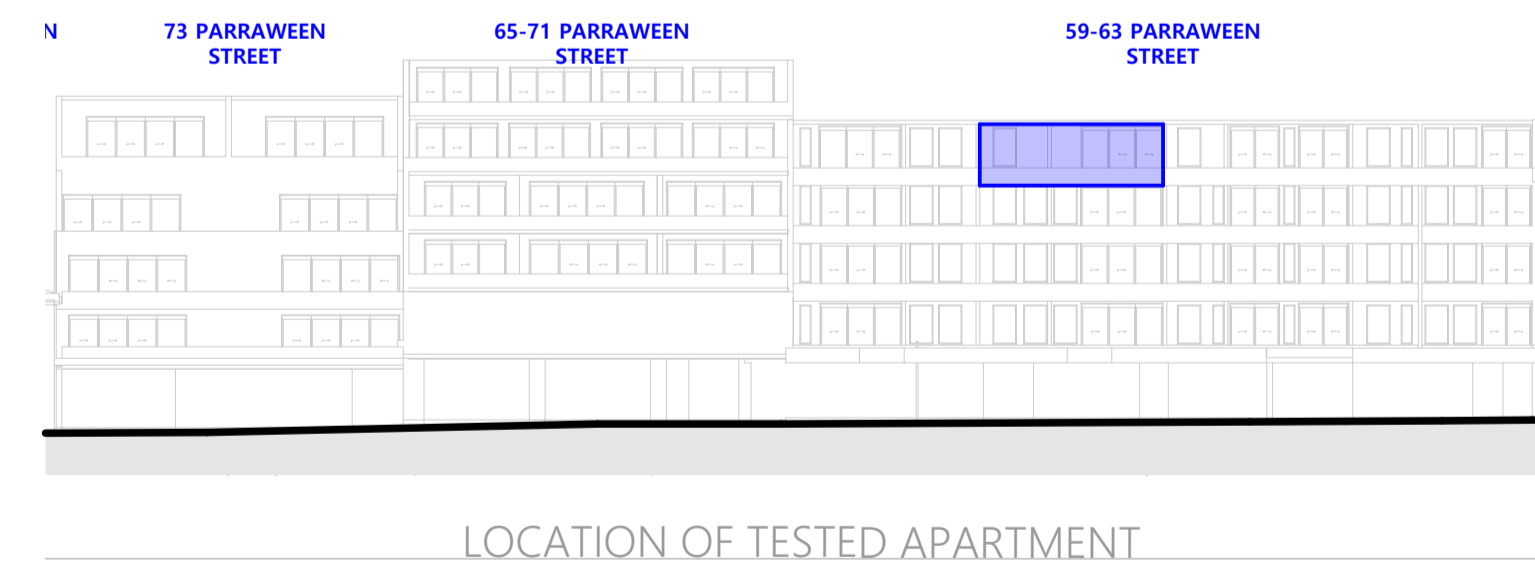
THE APARTMENT LOCATED ON LEVEL 04 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

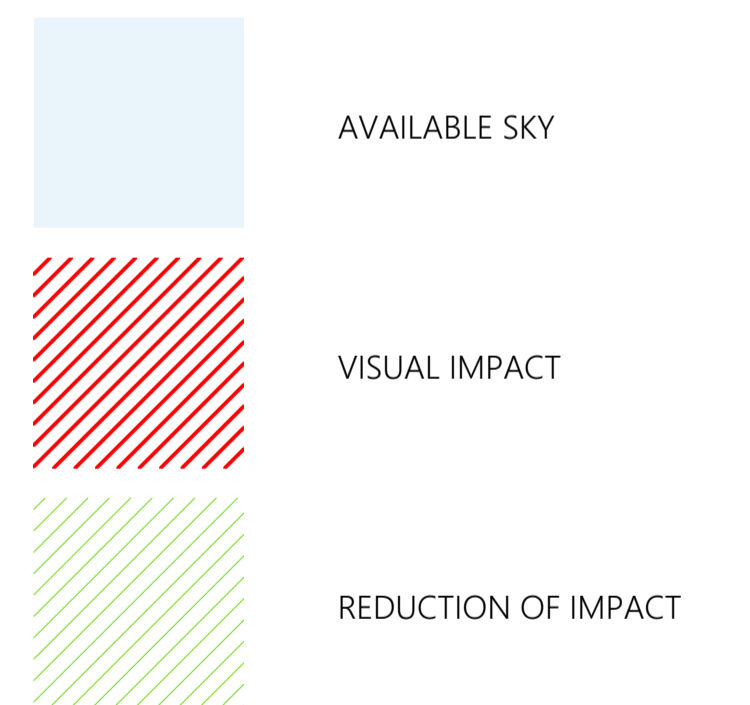
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

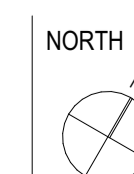
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



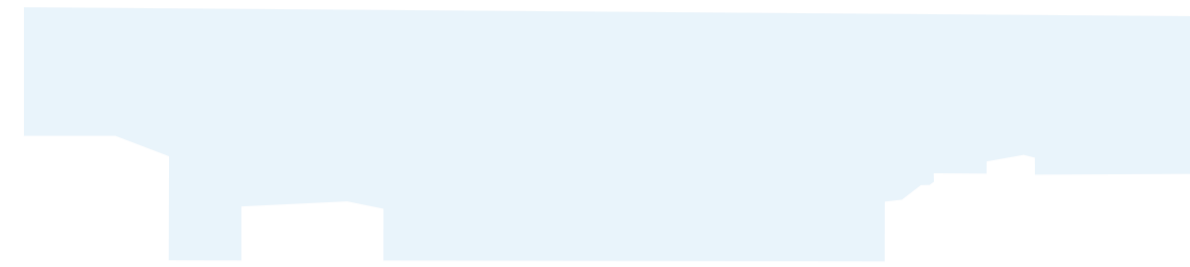
DRAWING TITLE

**VIEW ANALYSIS - 59-63
PARRAWEEN ST _ LVL 04**

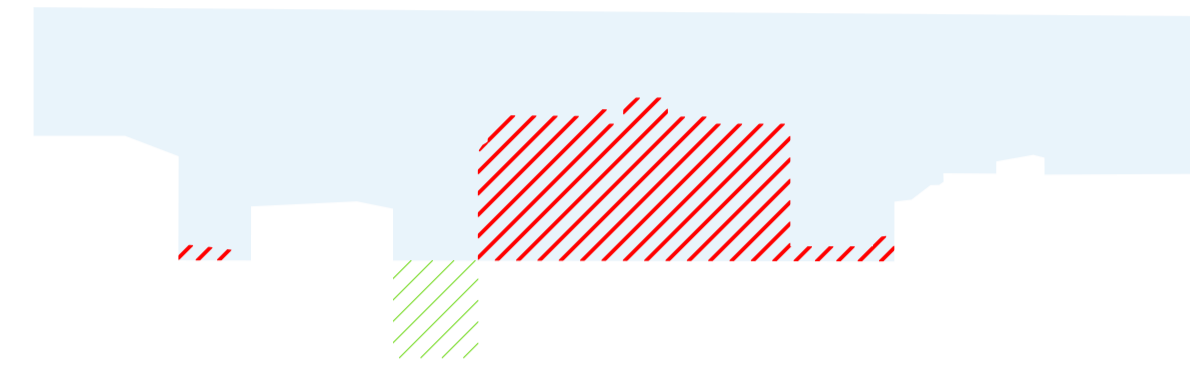
DRAWING NUMBER
A-DA.001.10

REVISION

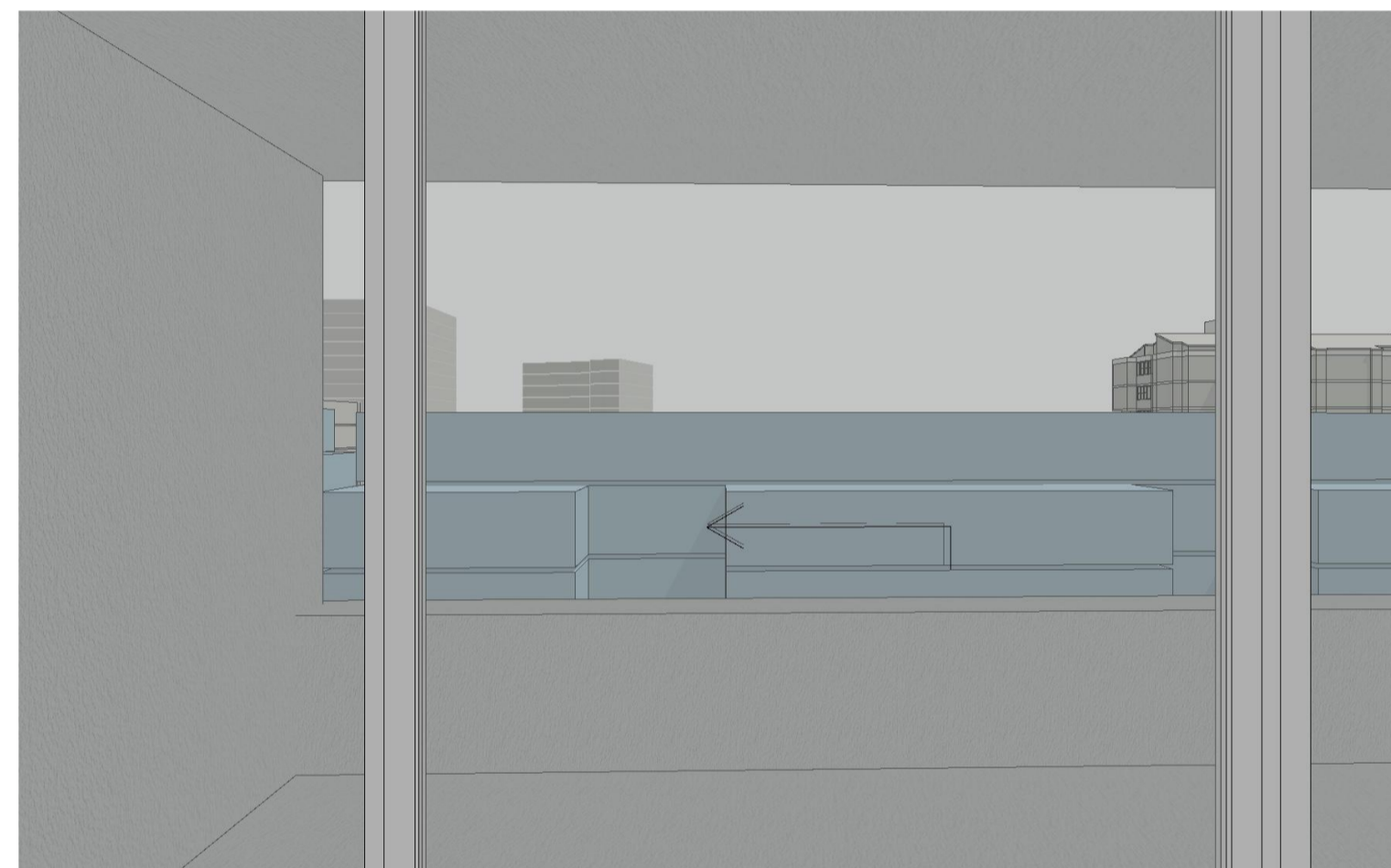
59-63 PARRAWEEN STREET - LVL 03



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
81% OF VIEW RETAINED

DESCRIPTION

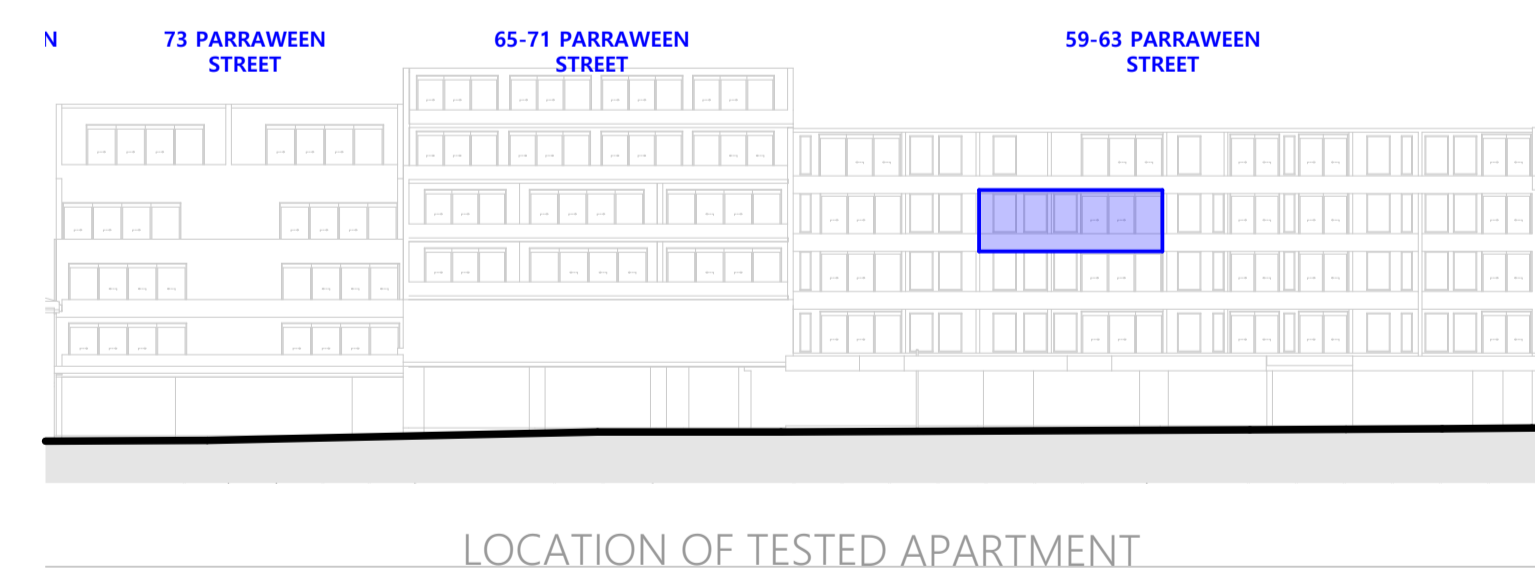
THE APARTMENT LOCATED ON LEVEL 03 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

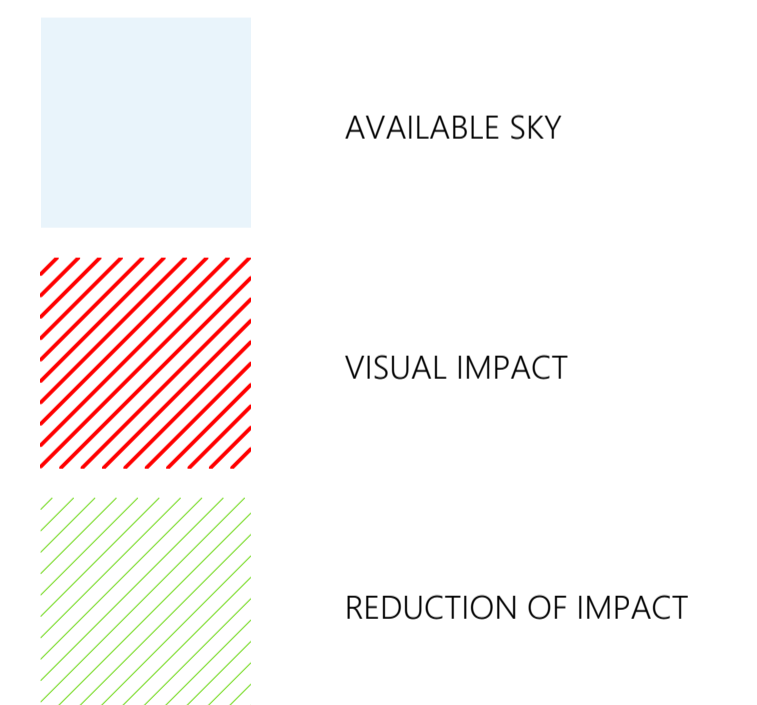
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

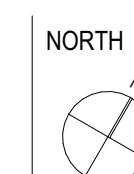
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



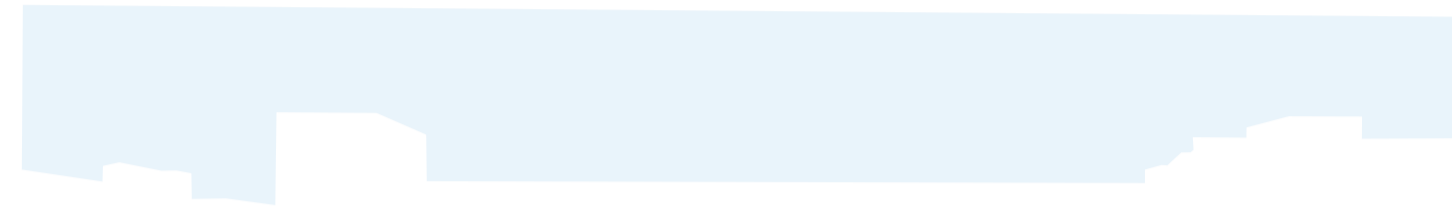
DRAWING TITLE

**VIEW ANALYSIS - 59-63
PARRAWEEN ST _ LVL 03**

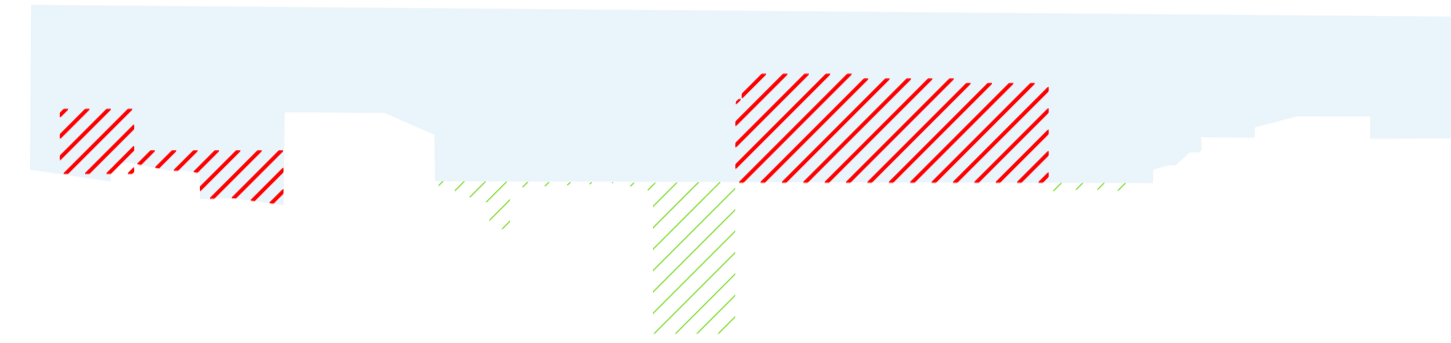
DRAWING NUMBER
A-DA.001.11

REVISION

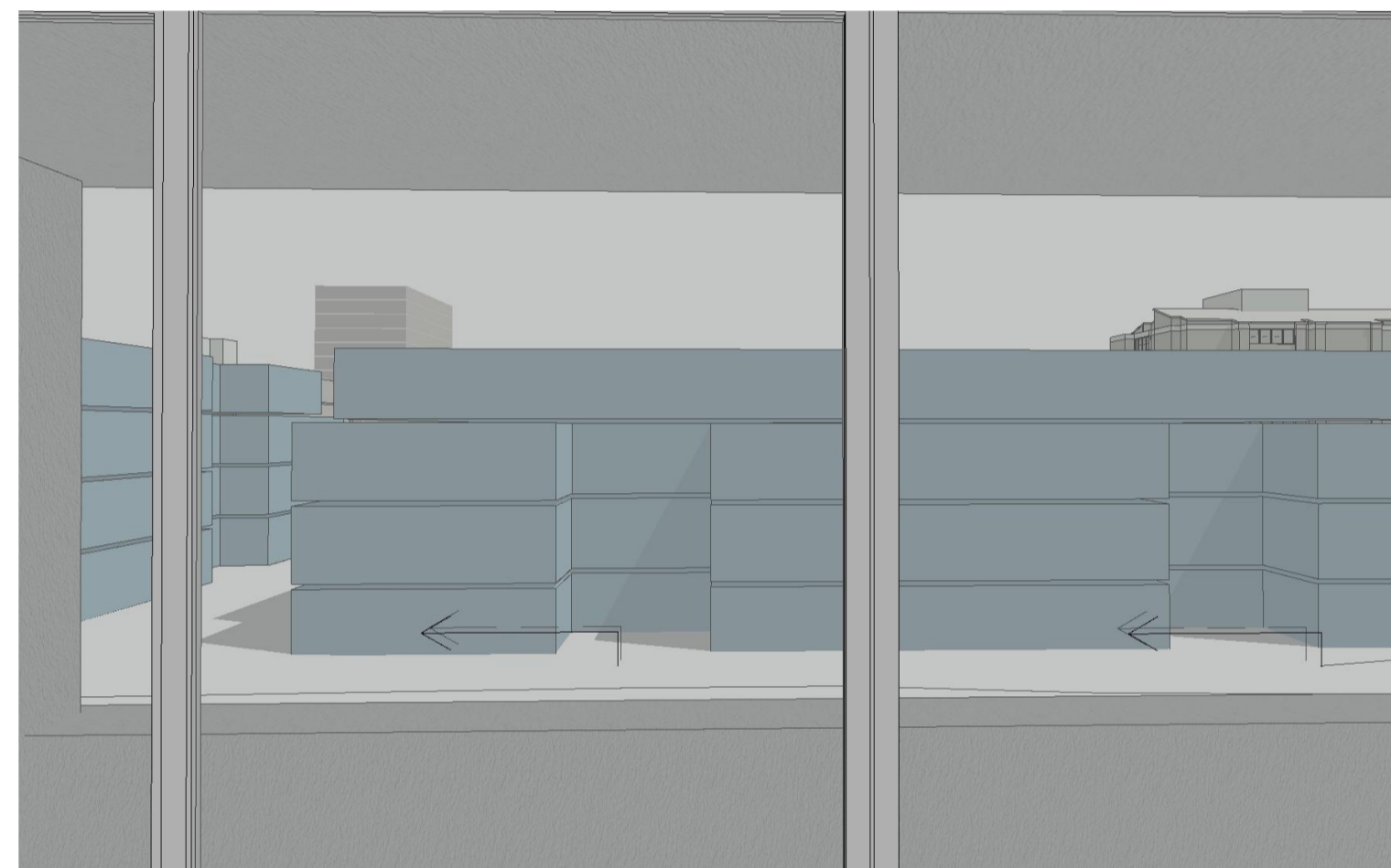
59-63 PARRAWEEN STREET - LVL 02



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
83% OF VIEW RETAINED

DESCRIPTION

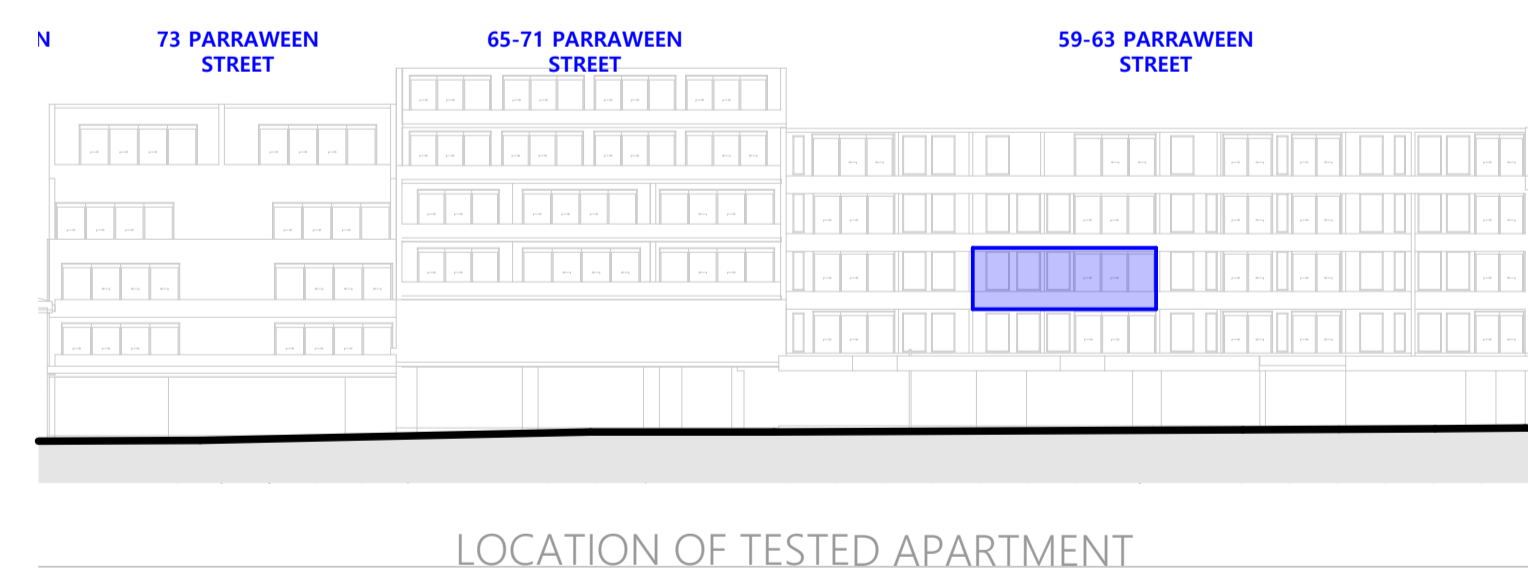
THE APARTMENT LOCATED ON LEVEL 02 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

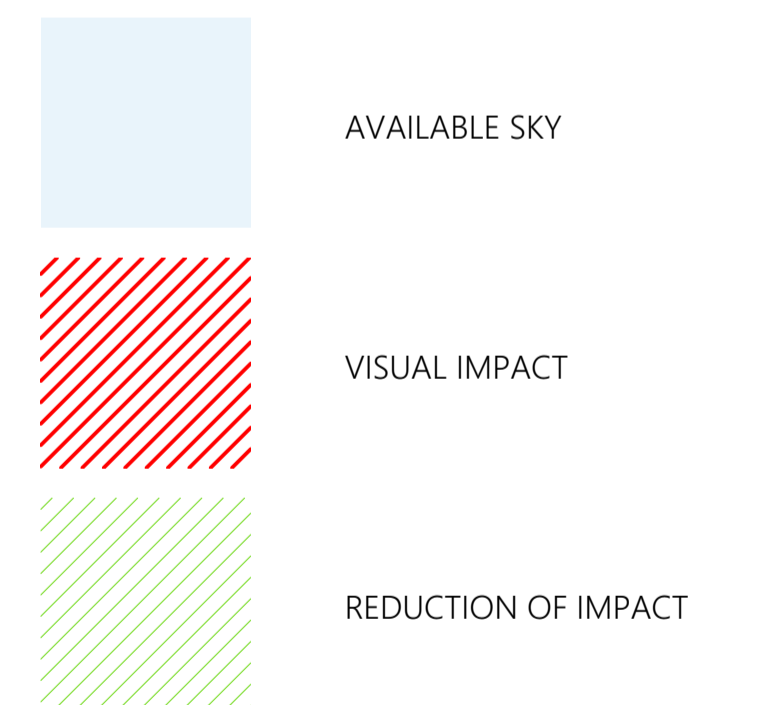
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

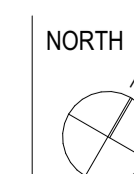
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PW/VL/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



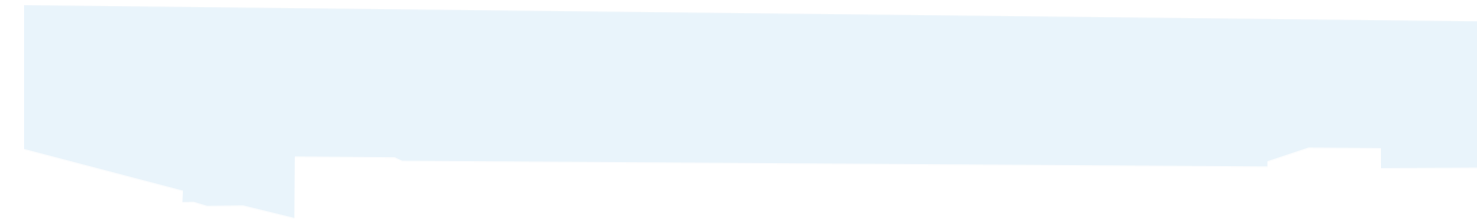
DRAWING TITLE

**VIEW ANALYSIS - 59-63
PARRAWEEN ST _ LVL 02**

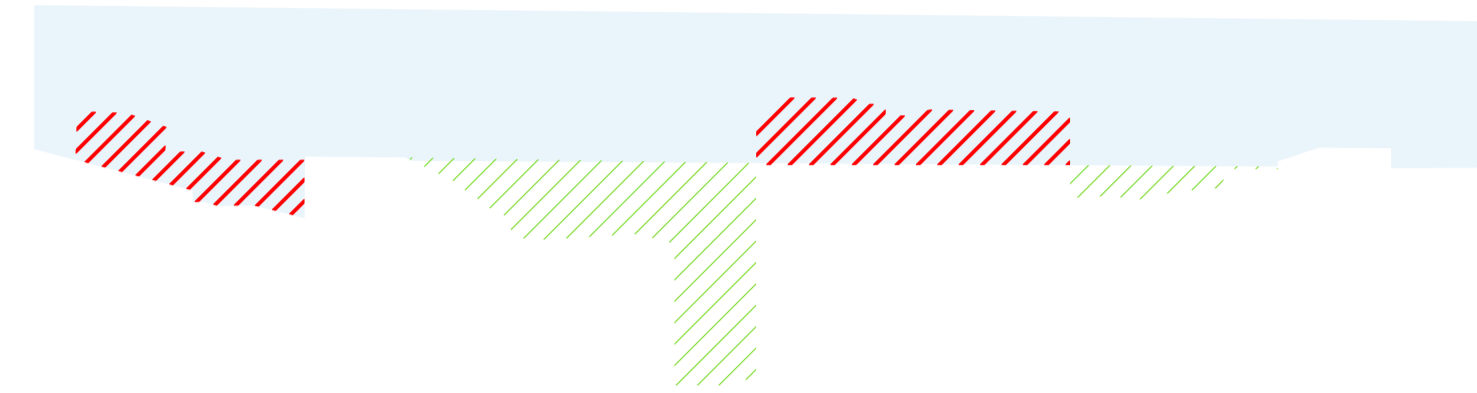
DRAWING NUMBER
A-DA.001.12

REVISION

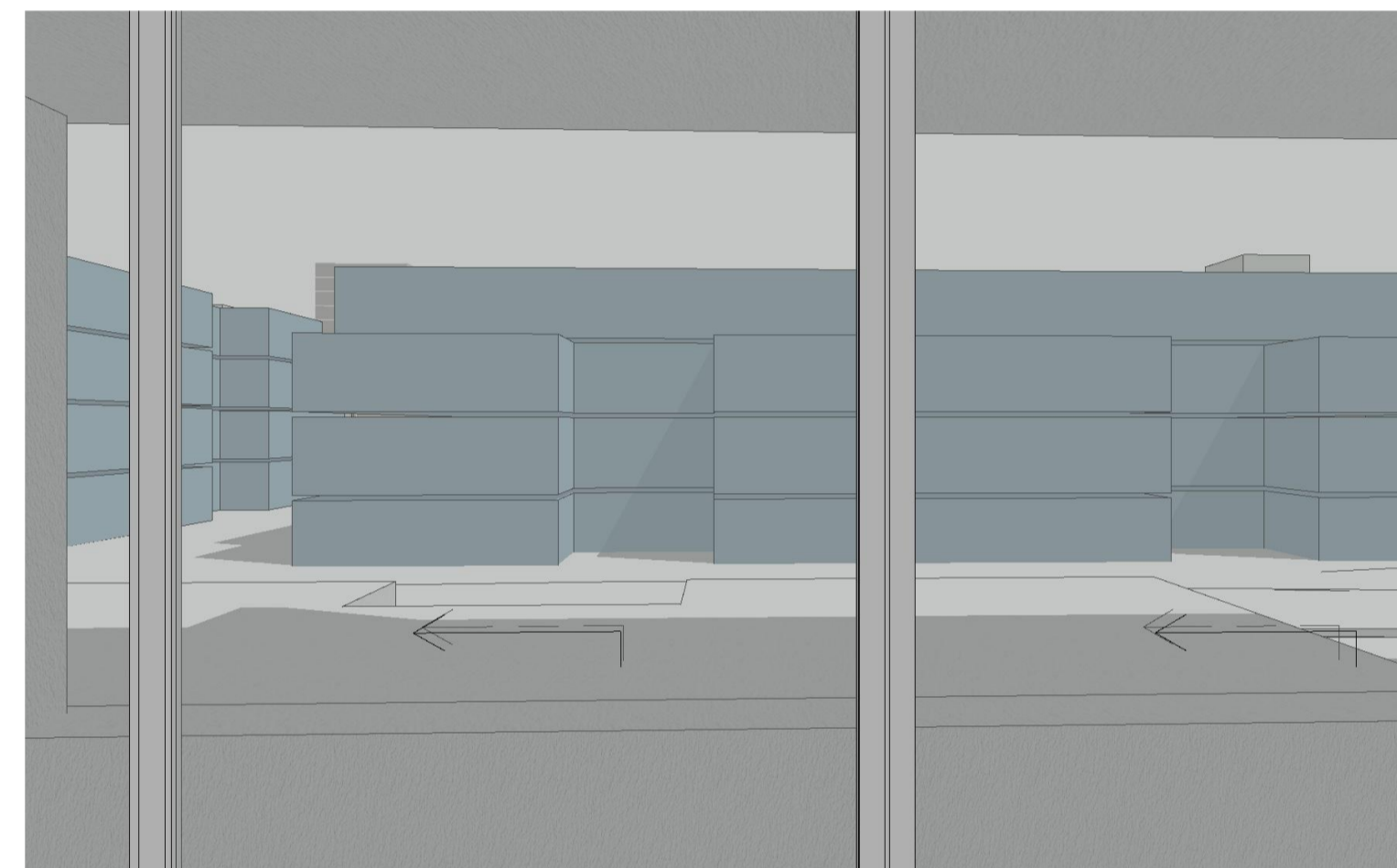
59-63 PARRAWEEN STREET - LVL 01



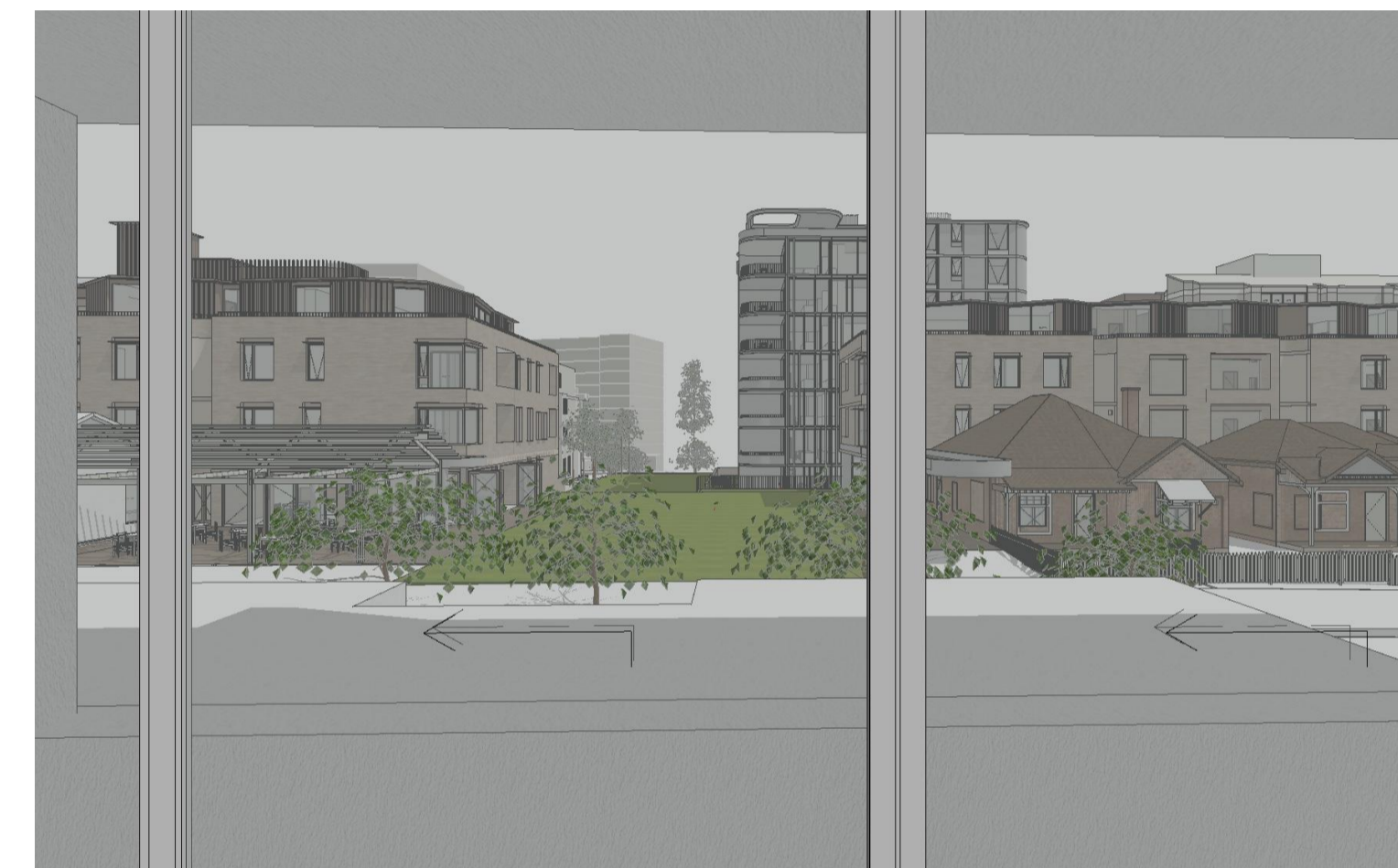
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
90% OF VIEW RETAINED

DESCRIPTION

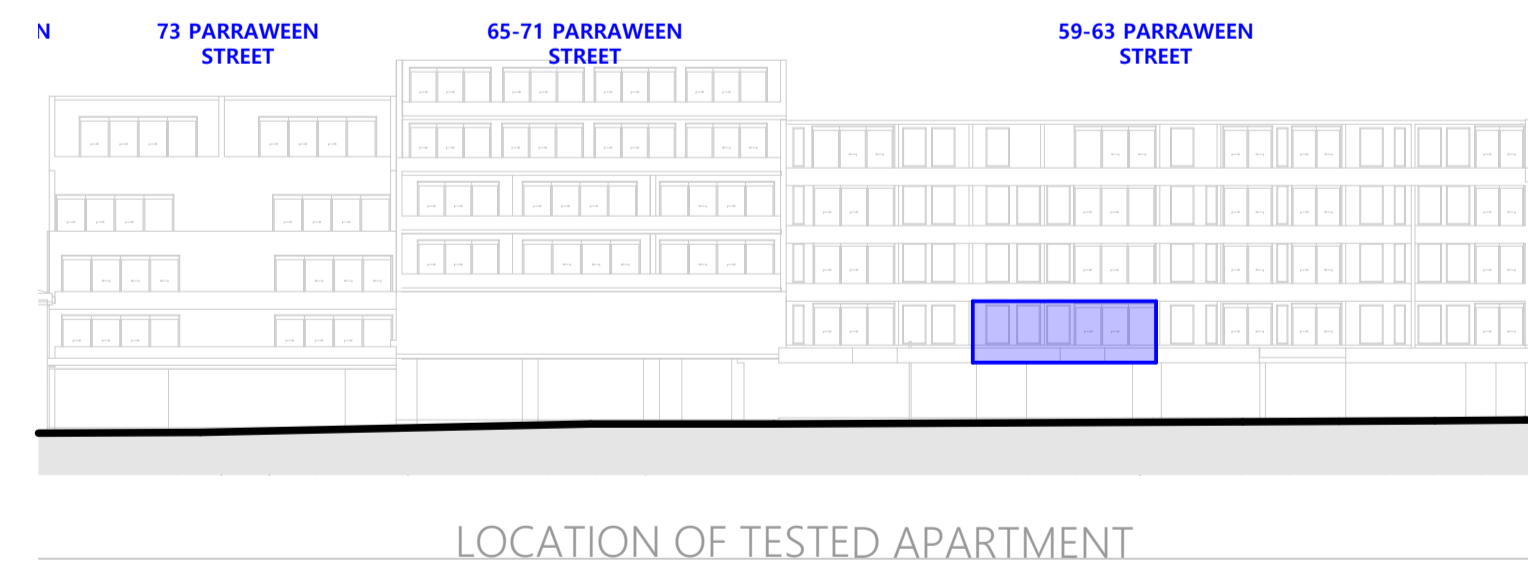
THE APARTMENT LOCATED ON LEVEL 01 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

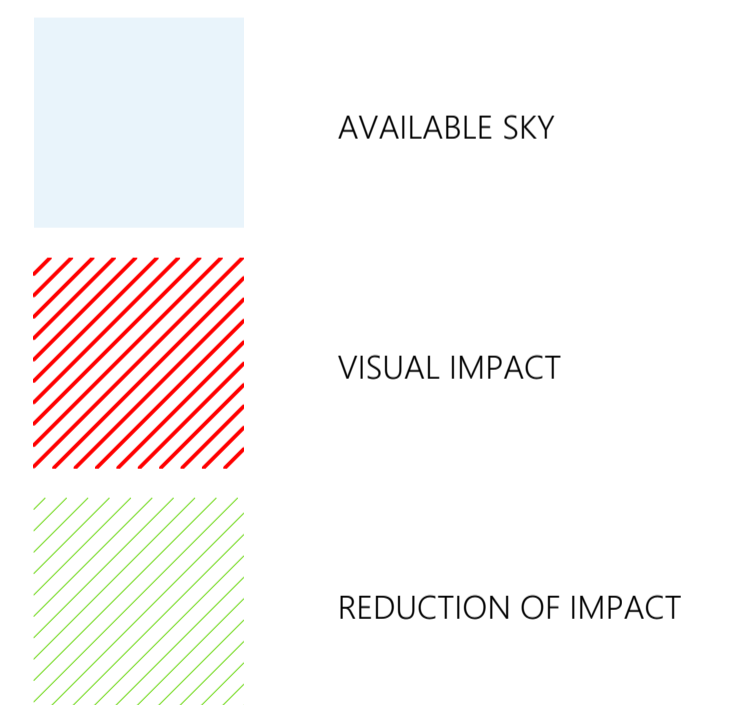
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

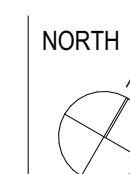
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PW/VL/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

**VIEW ANALYSIS - 59-63
PARRAWEEN ST _ LVL 01**

DRAWING NUMBER
A-DA.001.13

REVISION

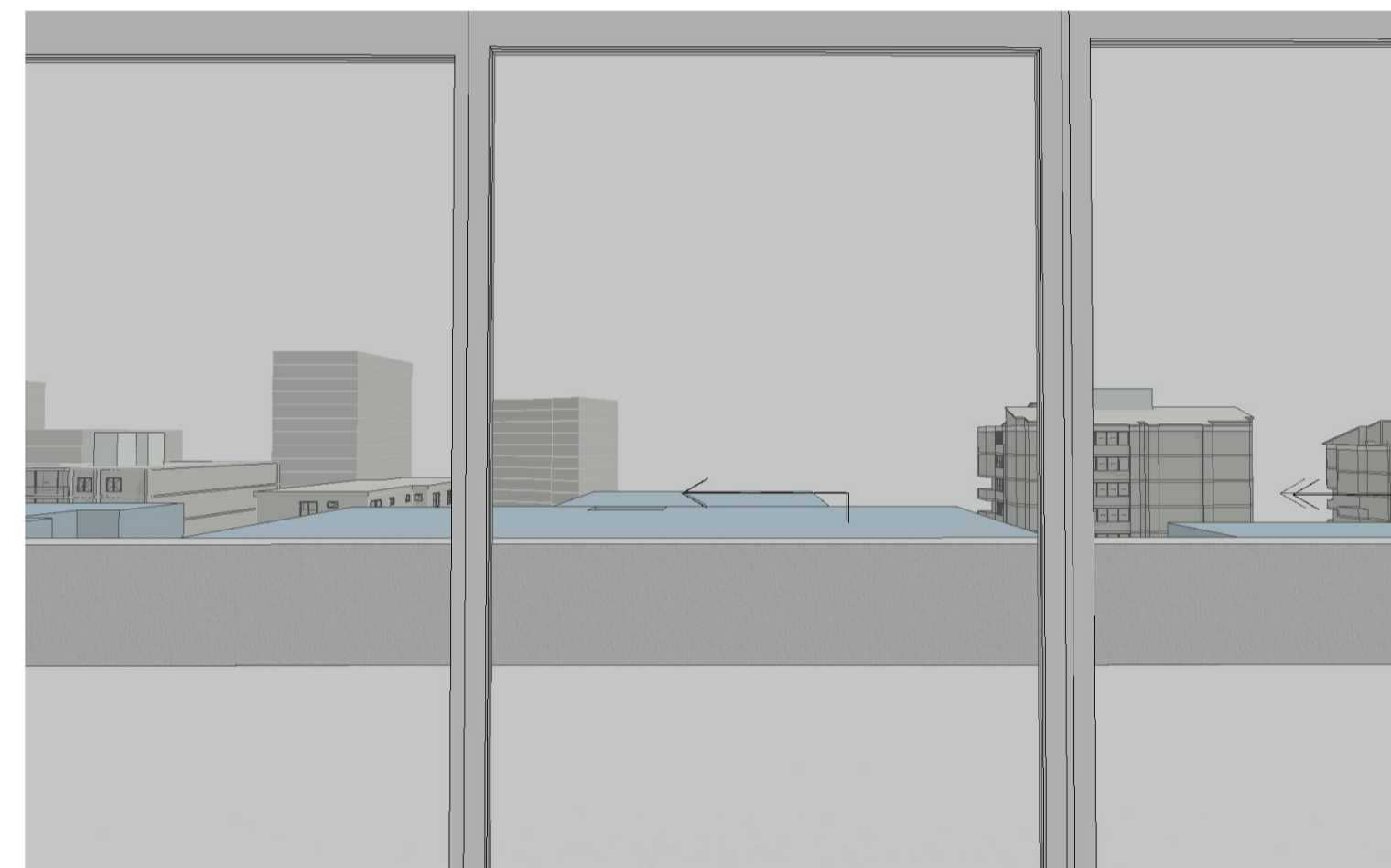
65-71 PARRAWEEN STREET - LVL 05



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
90% OF VIEW RETAINED

DESCRIPTION

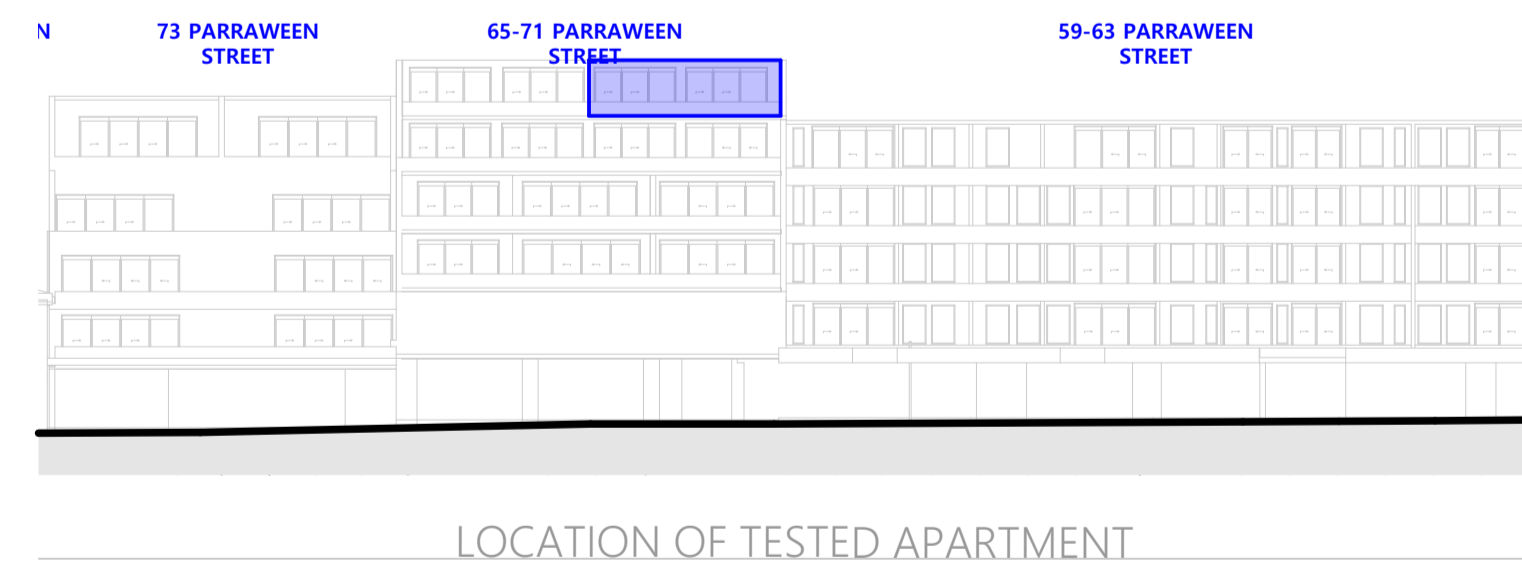
THE APARTMENT LOCATED ON LEVEL 05 OF 65-71 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

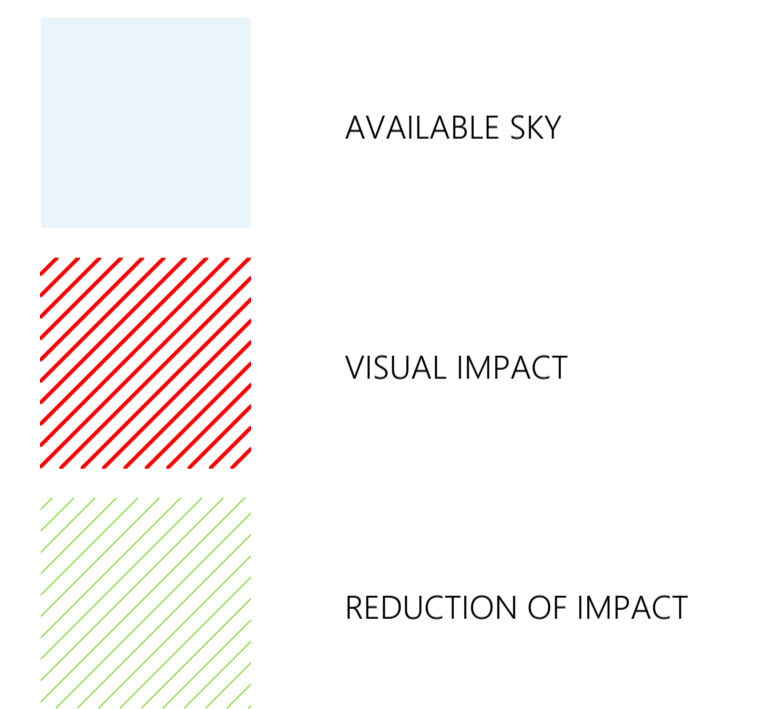
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

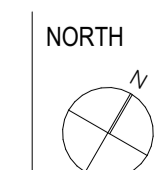
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



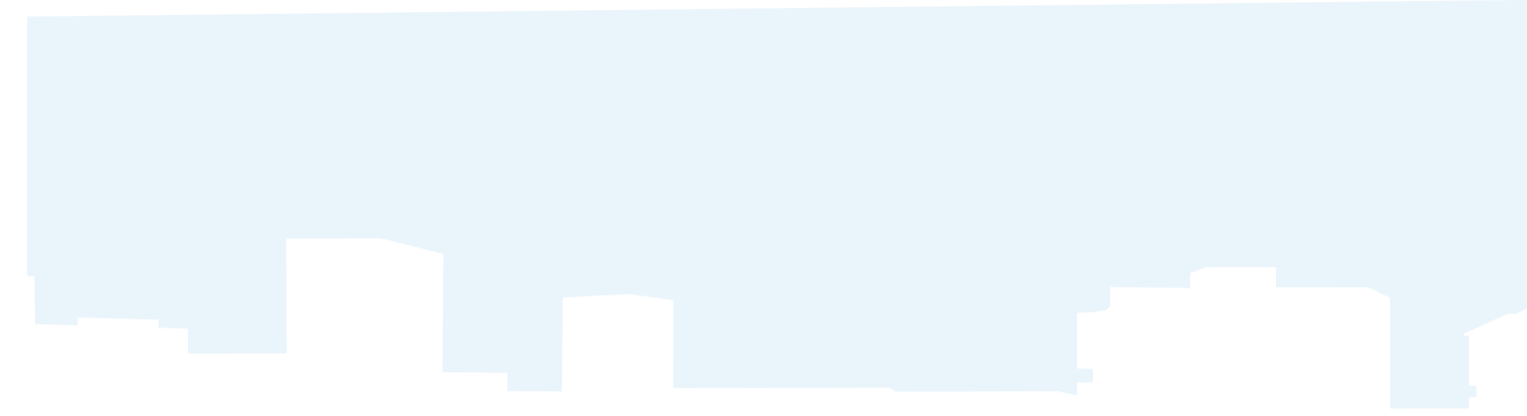
DRAWING TITLE

**VIEW ANALYSIS - 65-71
PARRAWEEN ST _ LVL 05**

DRAWING NUMBER
A-DA.001.14

REVISION

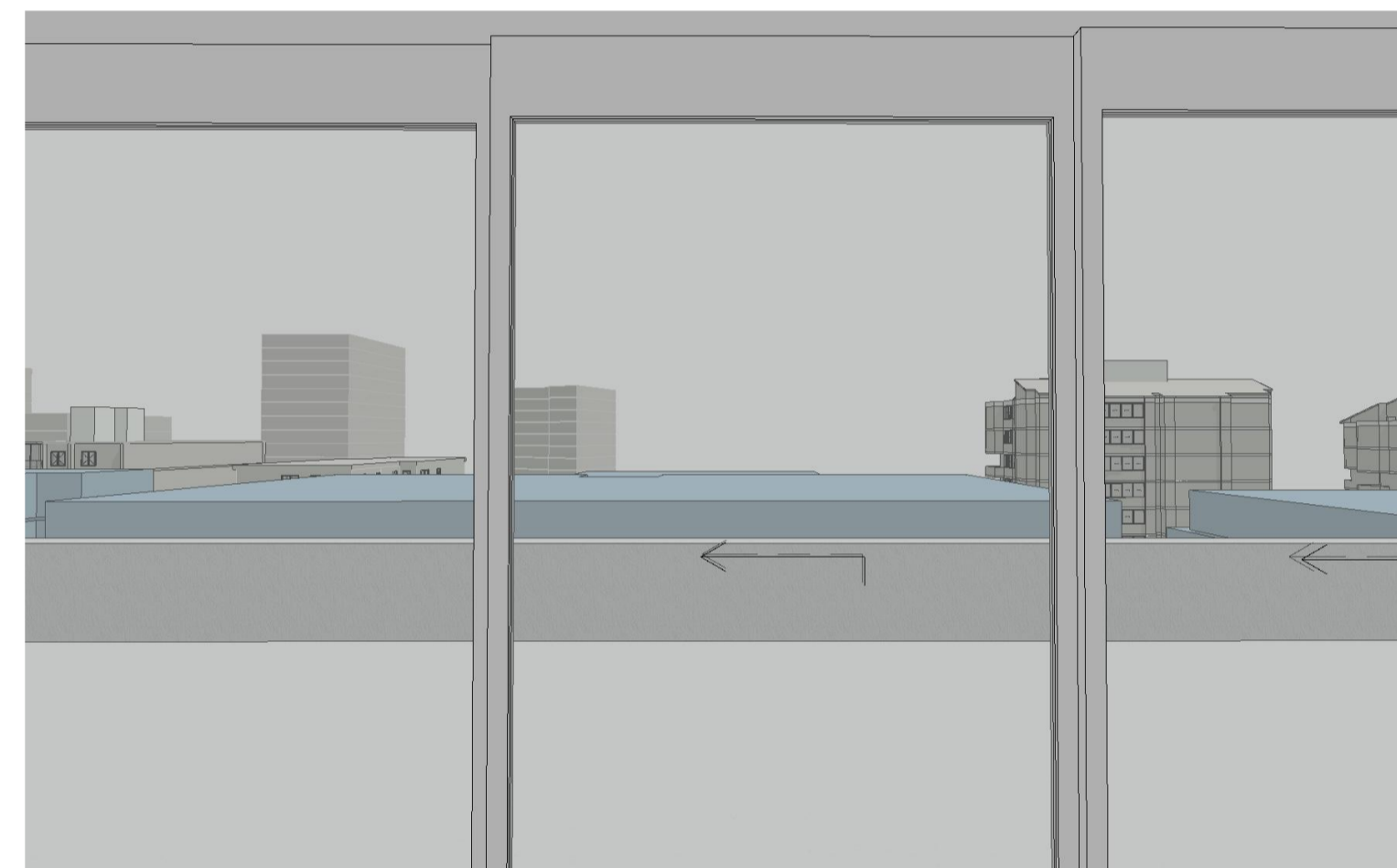
65-71 PARRAWEEN STREET - LVL 04



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
90% OF VIEW RETAINED

DESCRIPTION

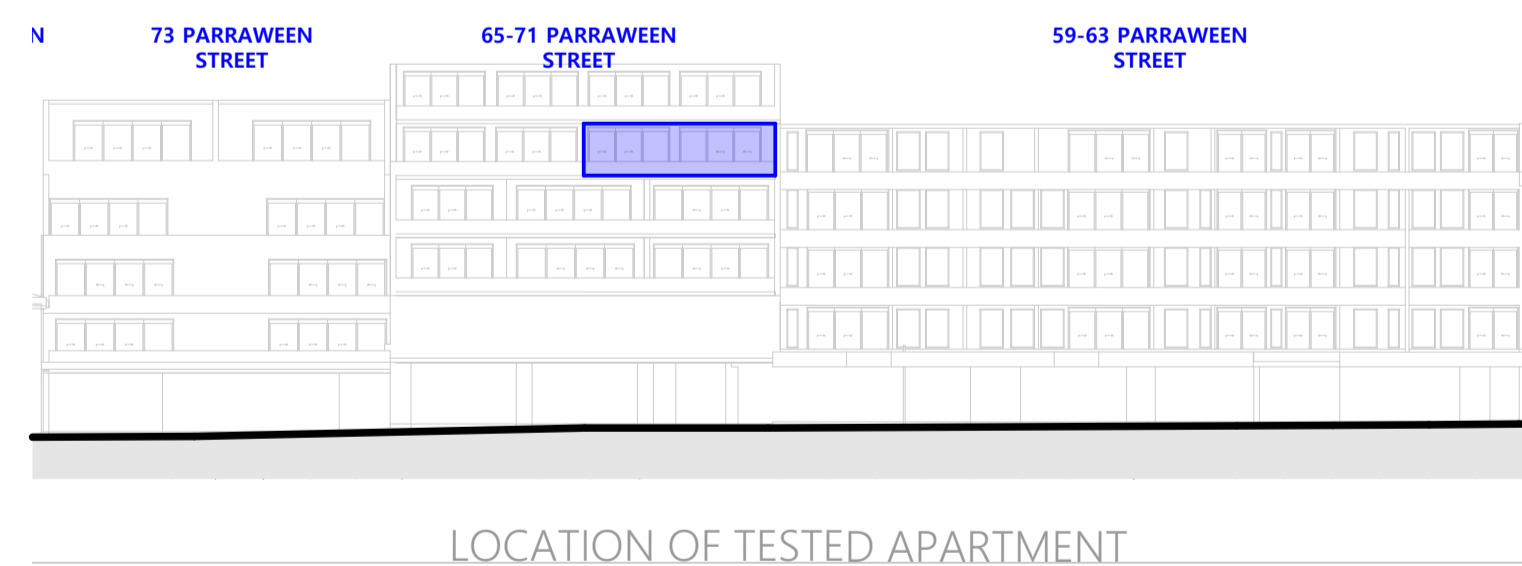
THE APARTMENT LOCATED ON LEVEL 04 OF 65-71 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

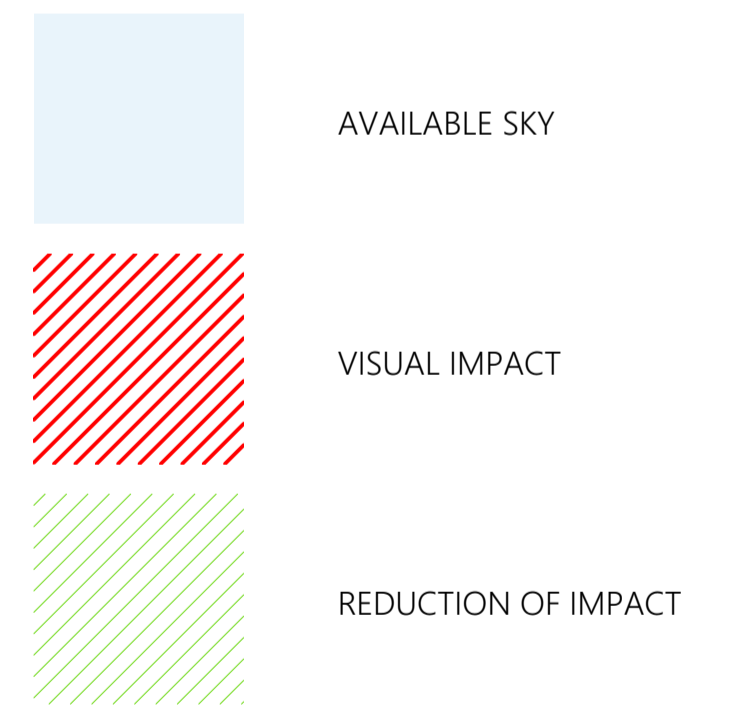
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

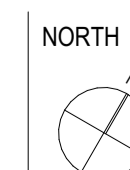
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



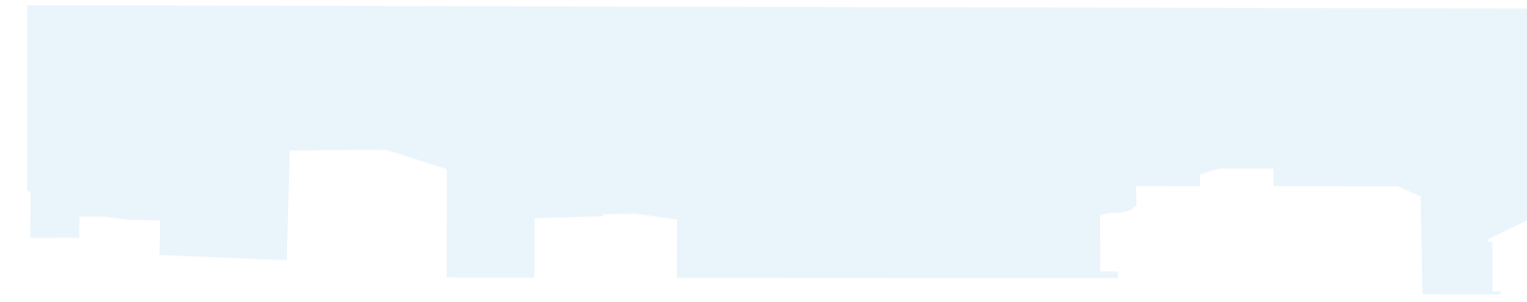
DRAWING TITLE

**VIEW ANALYSIS - 65-71
PARRAWEEN ST _ LVL 04**

DRAWING NUMBER
A-DA.001.15

REVISION

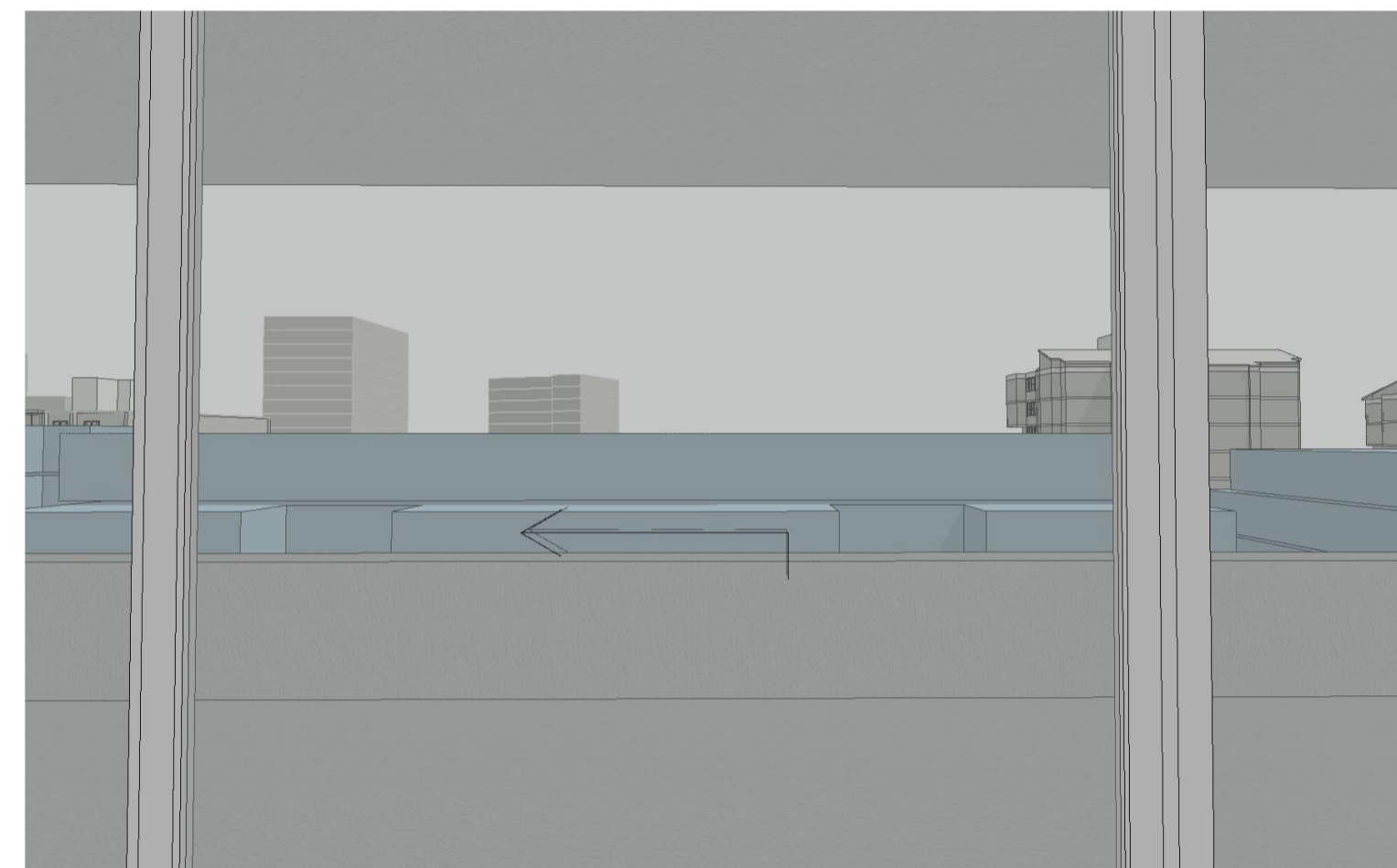
65-71 PARRAWEEN STREET - LVL 03



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
90% OF VIEW RETAINED

DESCRIPTION

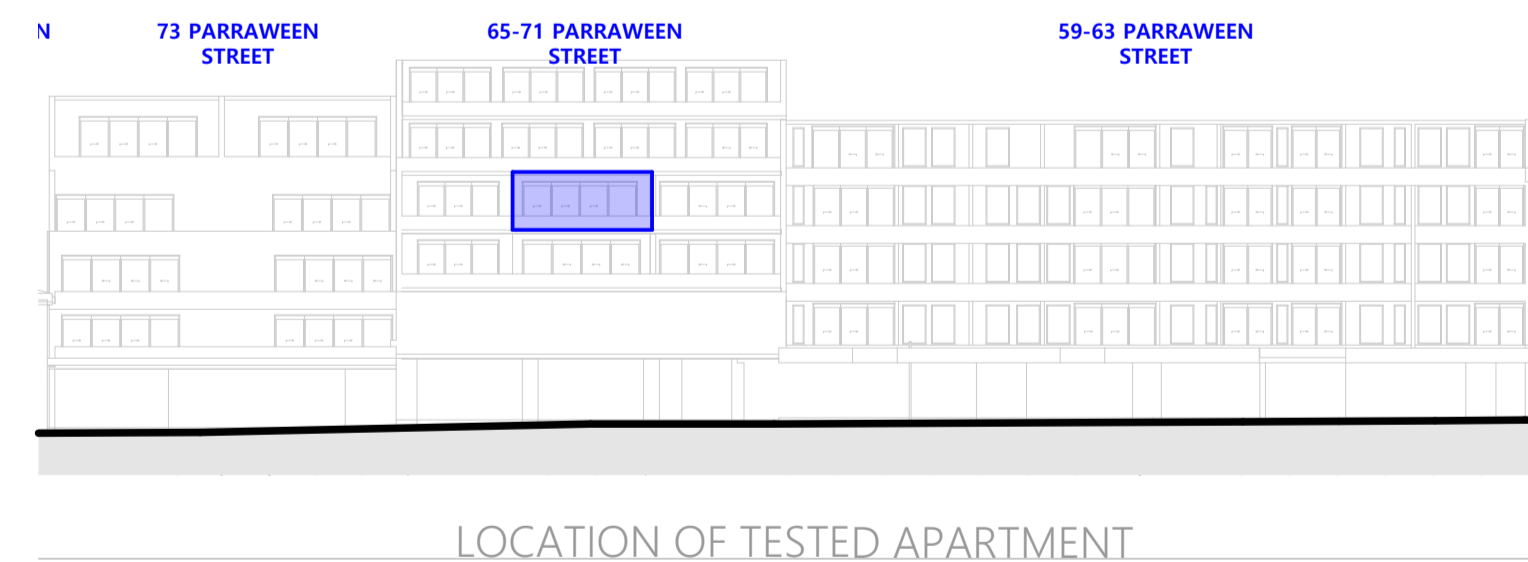
THE APARTMENT LOCATED ON LEVEL 03 OF 65-71 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

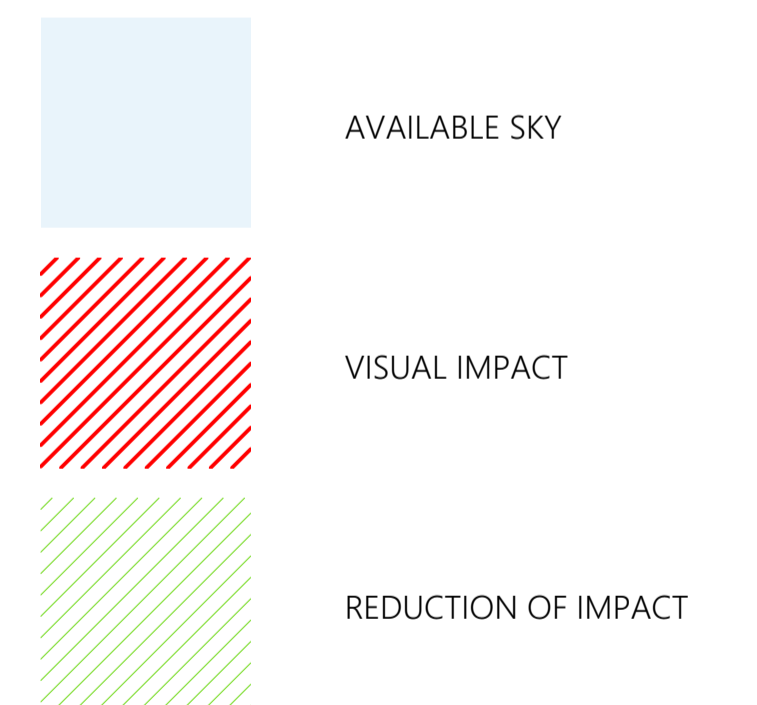
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

LOW



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

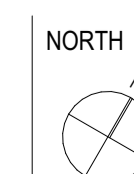
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



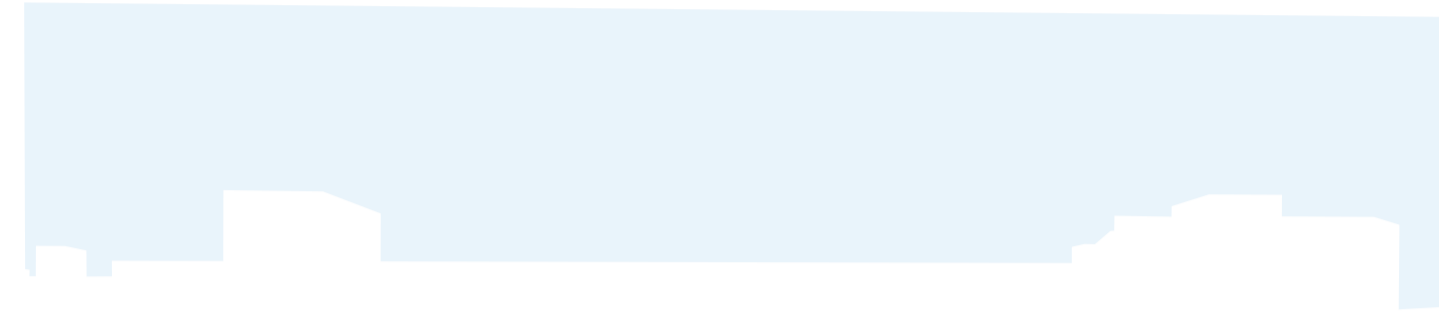
DRAWING TITLE

**VIEW ANALYSIS - 65-71
PARRAWEEN ST _ LVL 03**

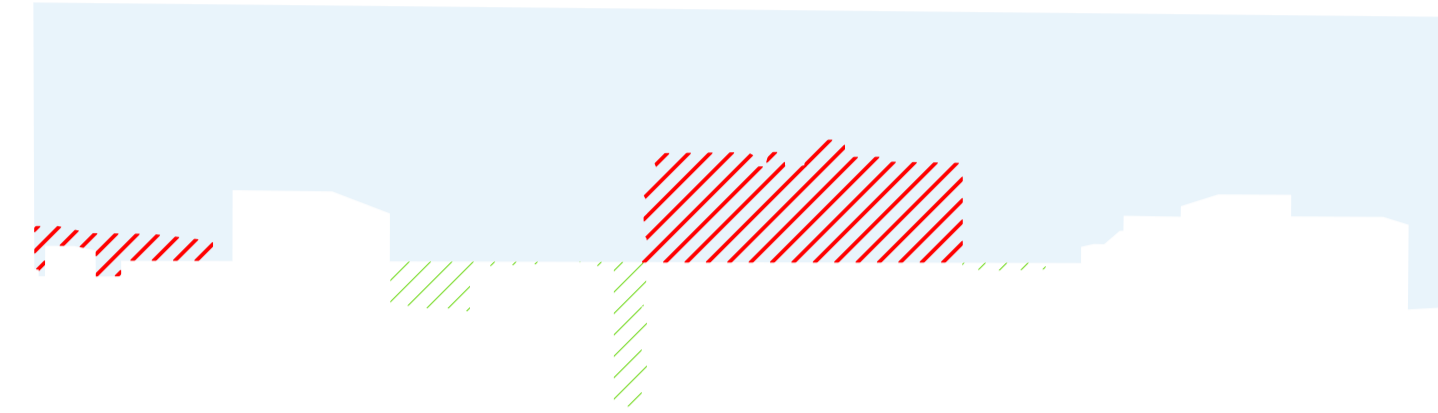
DRAWING NUMBER
A-DA.001.16

REVISION

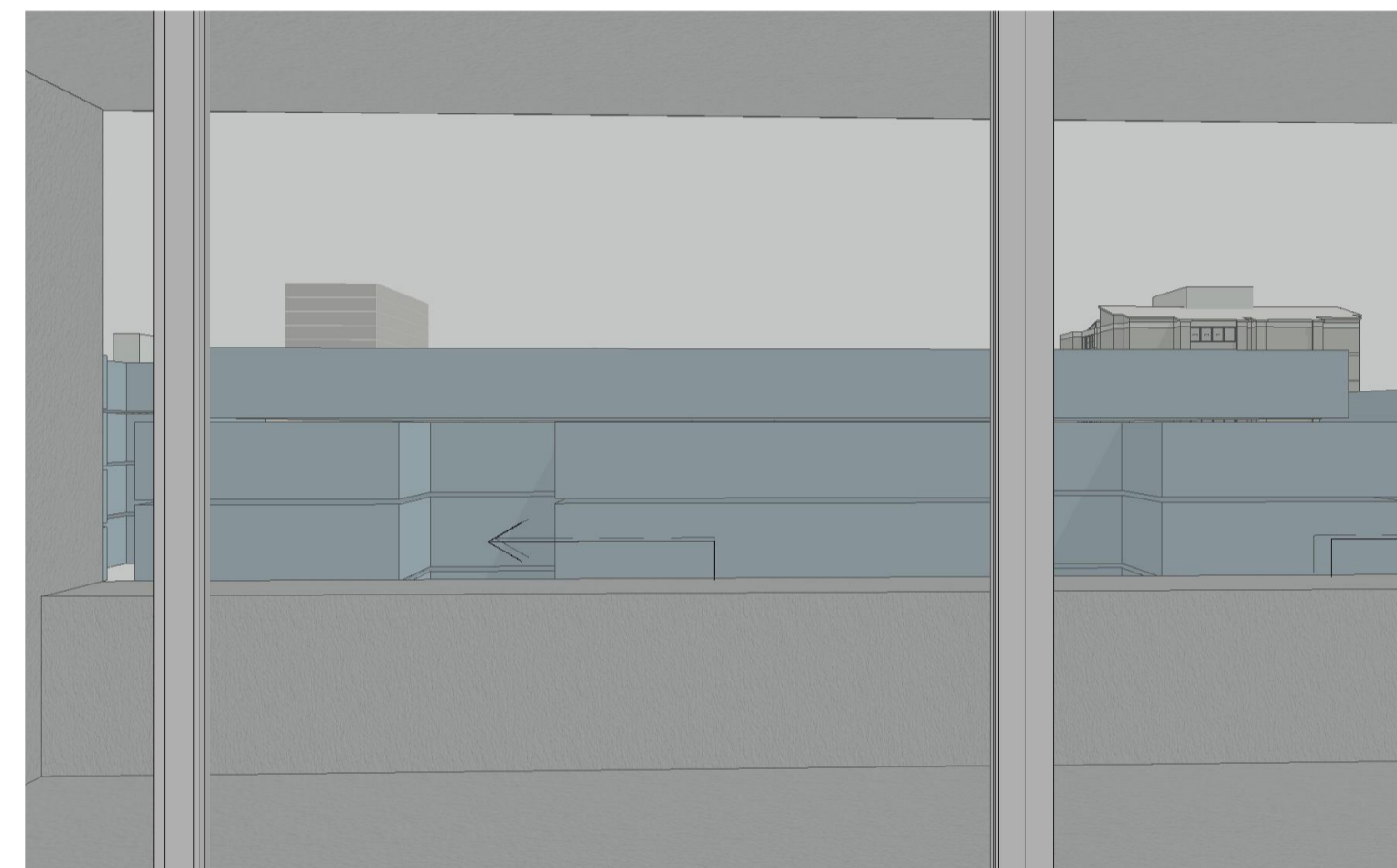
65-71 PARRAWEEN STREET - LVL 02



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
89% OF VIEW RETAINED

DESCRIPTION

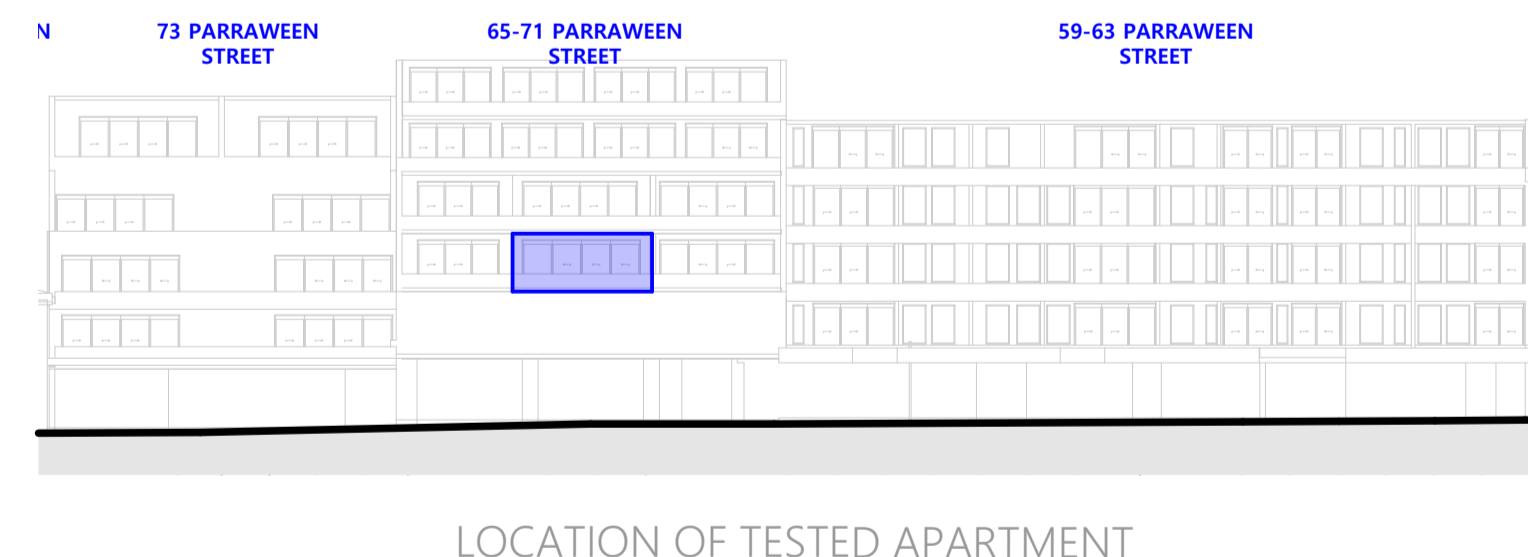
THE APARTMENT LOCATED ON LEVEL 02 OF 65-71 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

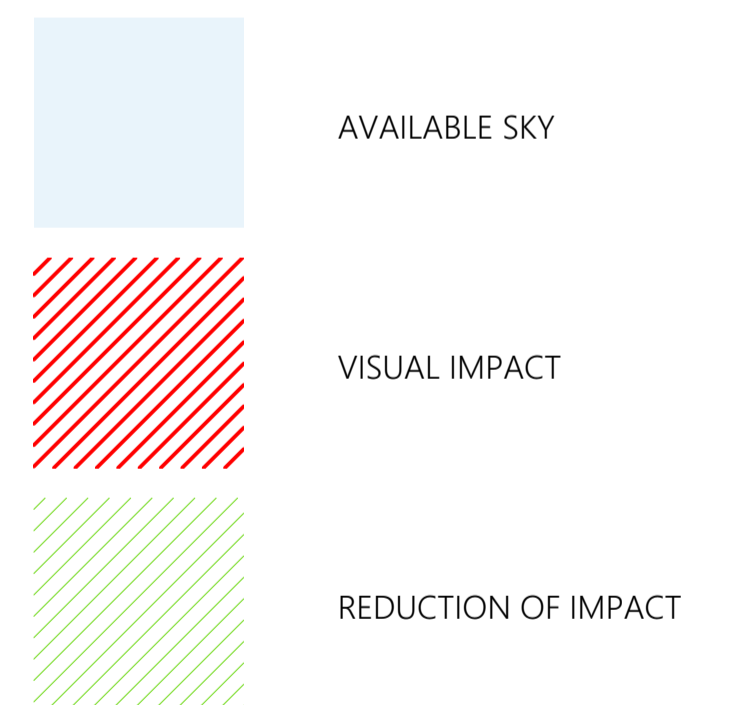
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

NEGLECTIBLE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

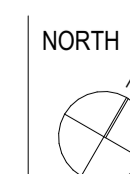
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

**VIEW ANALYSIS - 65-71
PARRAWEEN ST _ LVL 02**

DRAWING NUMBER
A-DA.001.17

REVISION

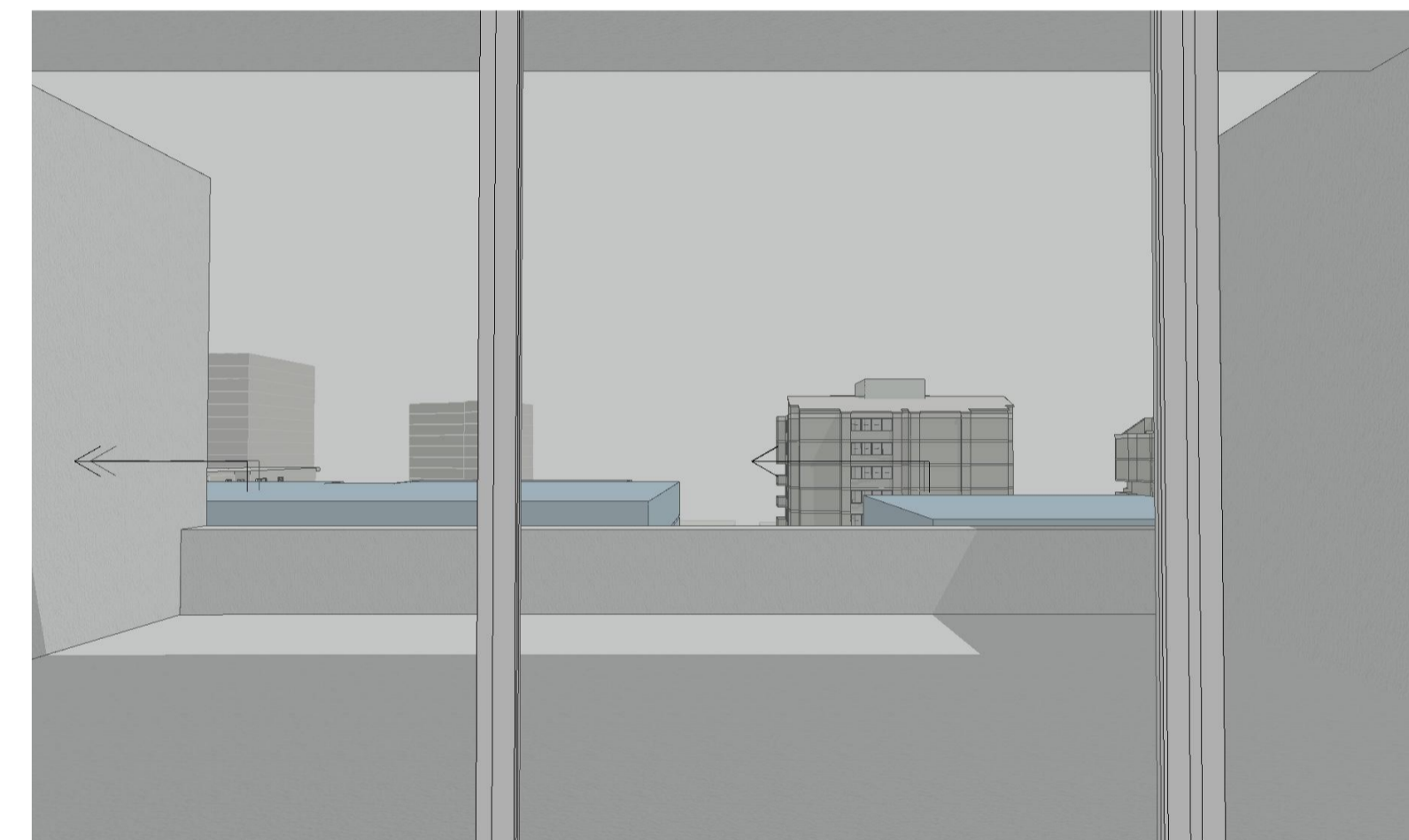
73 PARRAWEEN STREET - LVL 04



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
90% OF VIEW RETAINED

DESCRIPTION

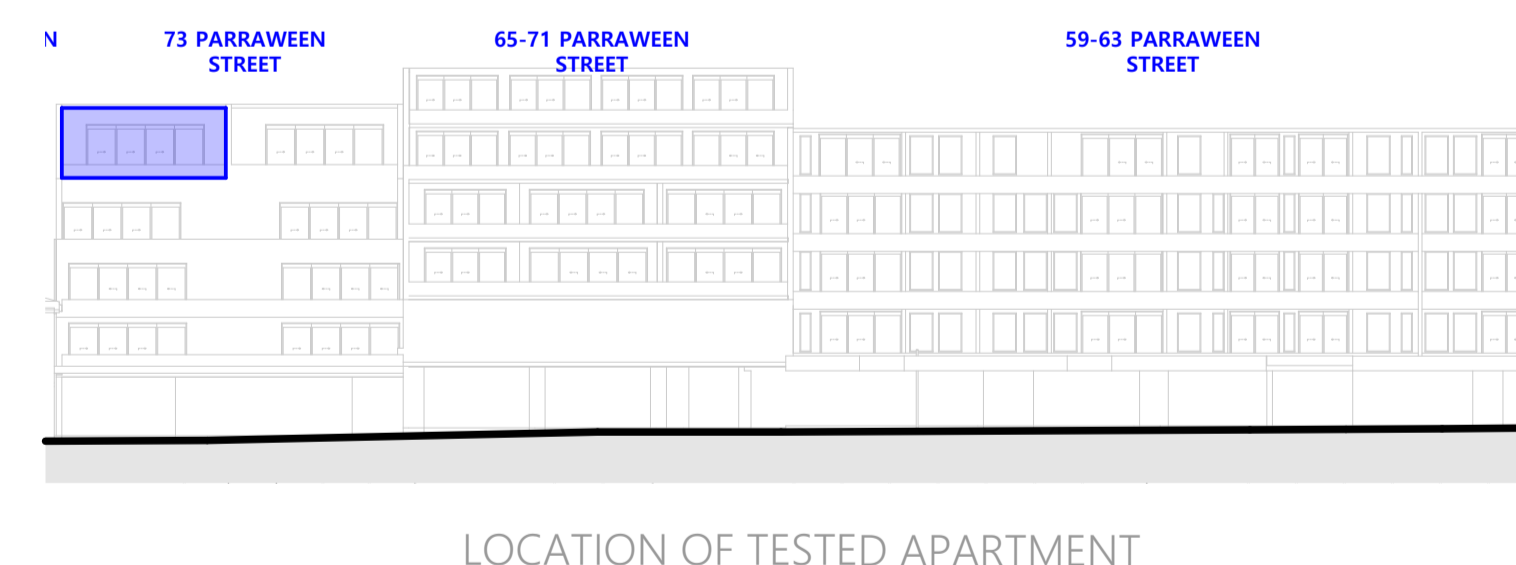
THE APARTMENT LOCATED ON LEVEL 04 OF 73 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

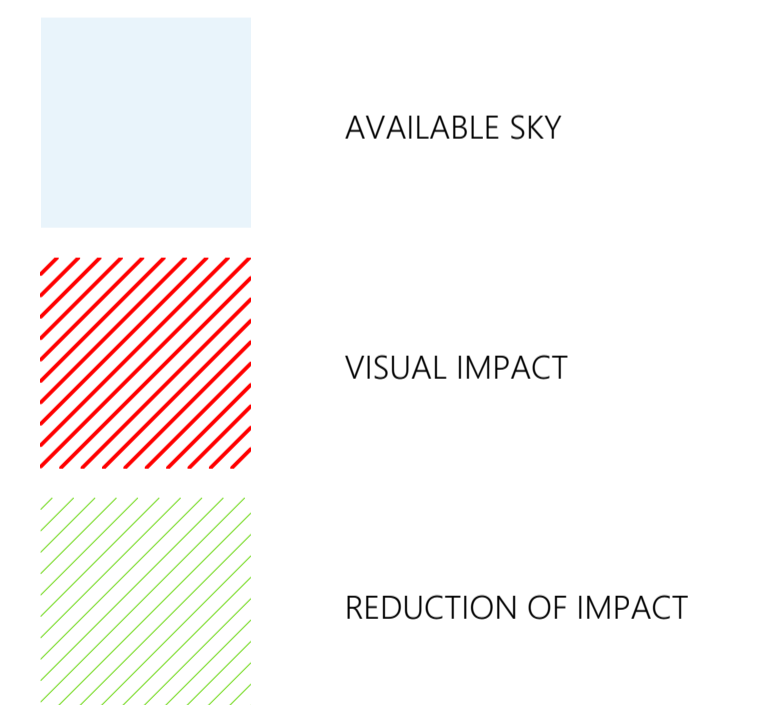
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

LOW



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

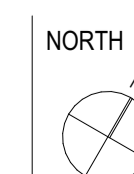
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

**VIEW ANALYSIS - 73 PARRAWEEN
ST _ LVL 04**

DRAWING NUMBER
A-DA.001.18

REVISION

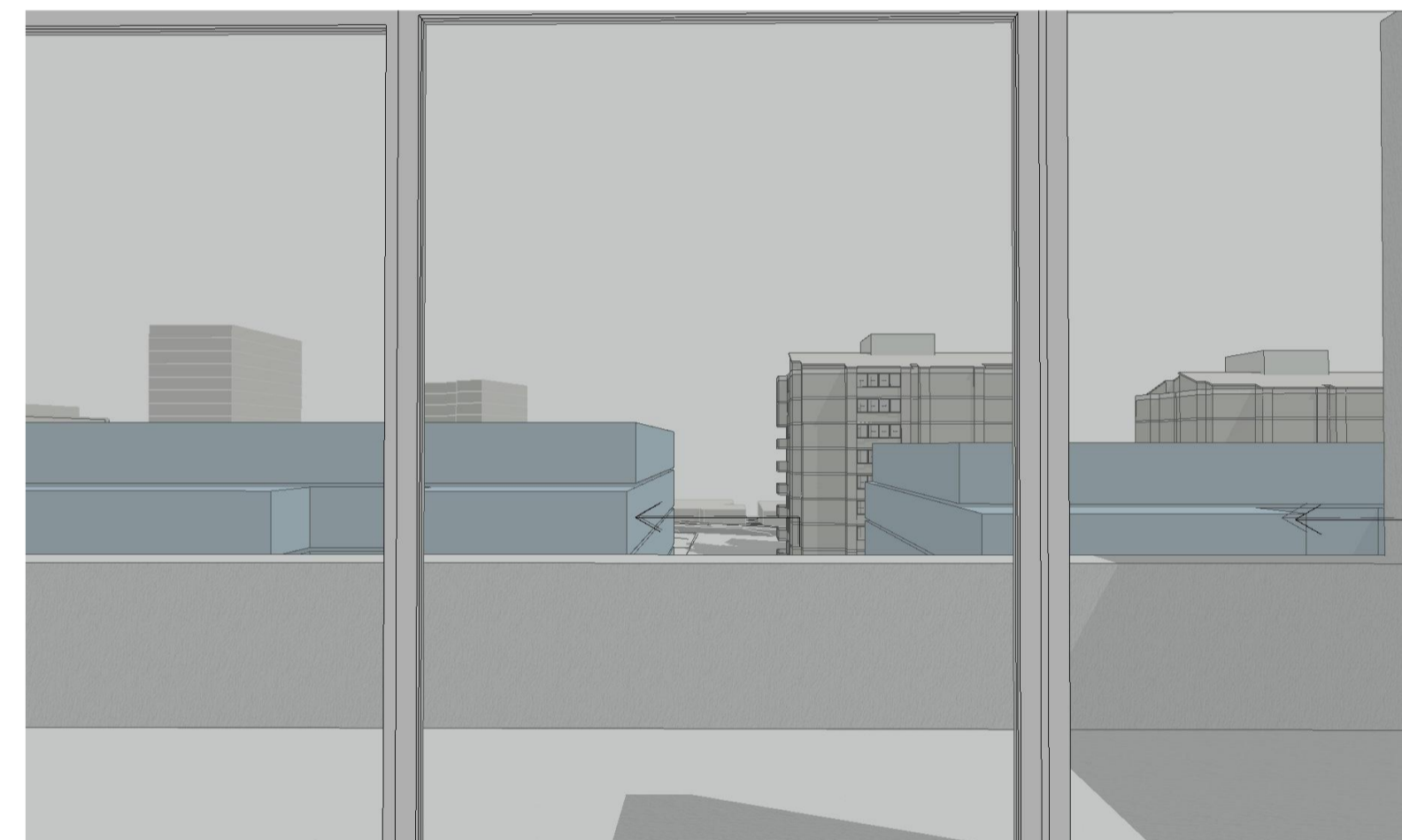
73 PARRAWEEN STREET - LVL 03



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
90% OF VIEW RETAINED

DESCRIPTION

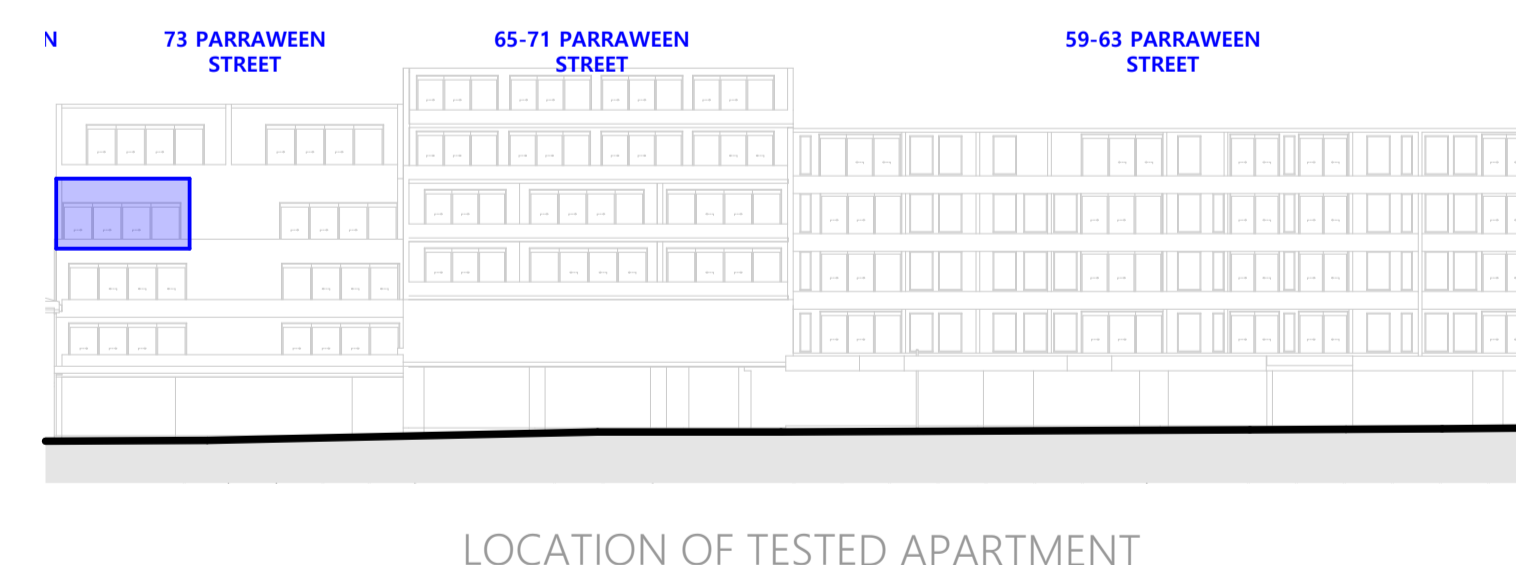
THE APARTMENT LOCATED ON LEVEL 03 OF 73 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

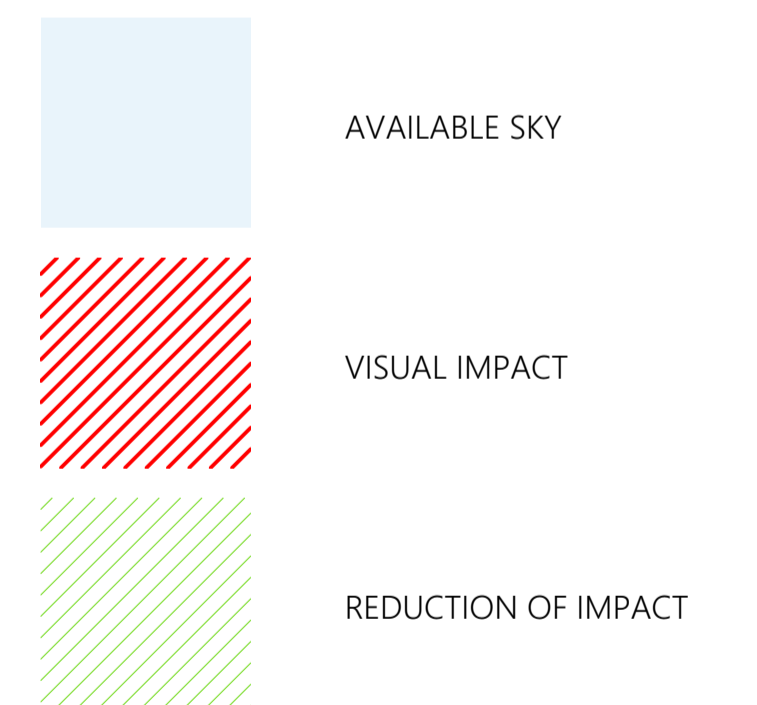
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

MODERATE



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

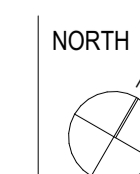
PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



DRAWING TITLE

**VIEW ANALYSIS - 73 PARRAWEEN
ST _ LVL 03**

DRAWING NUMBER
A-DA.001.19

REVISION

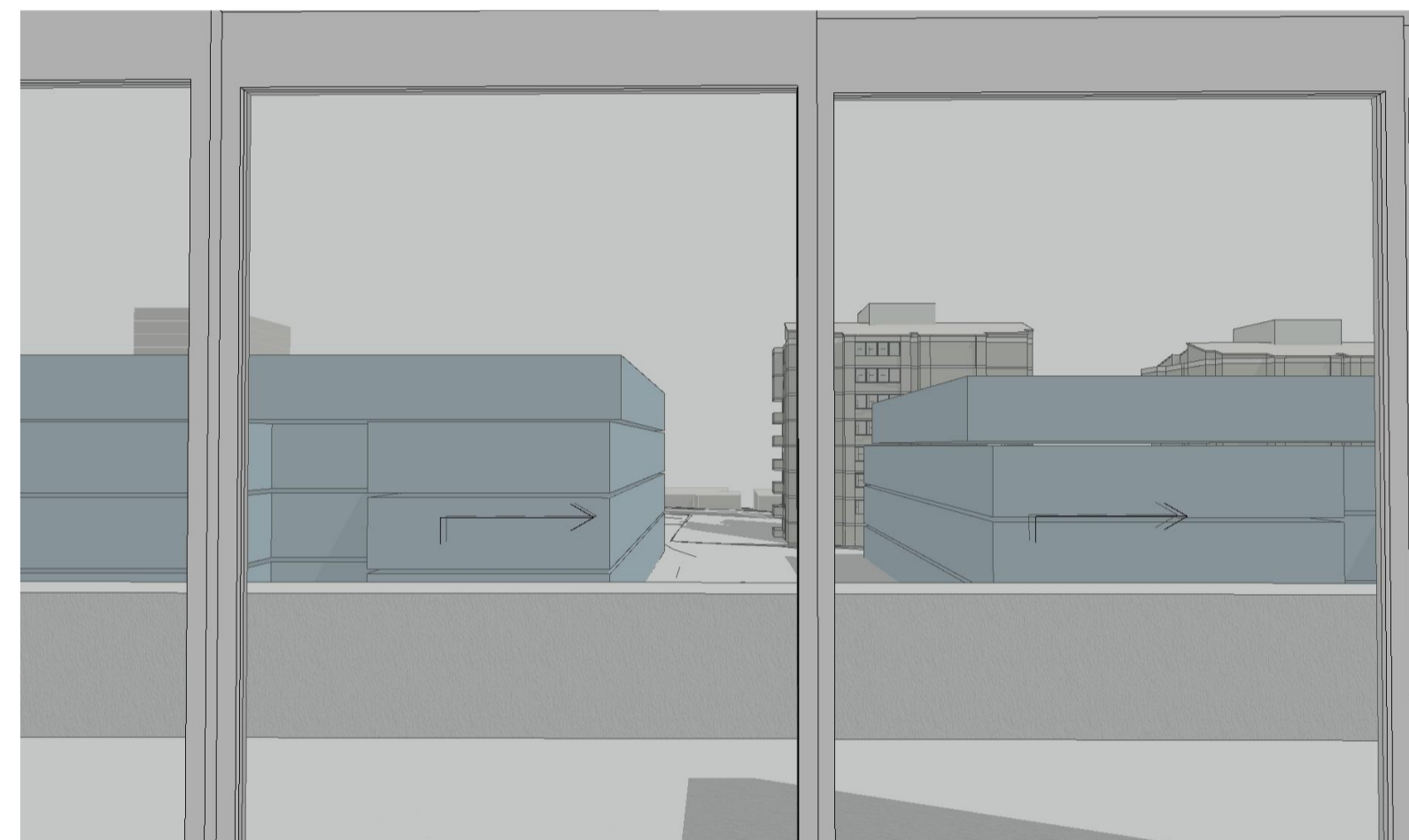
73 PARRAWEEN STREET - LVL 02



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
87% OF VIEW RETAINED

DESCRIPTION

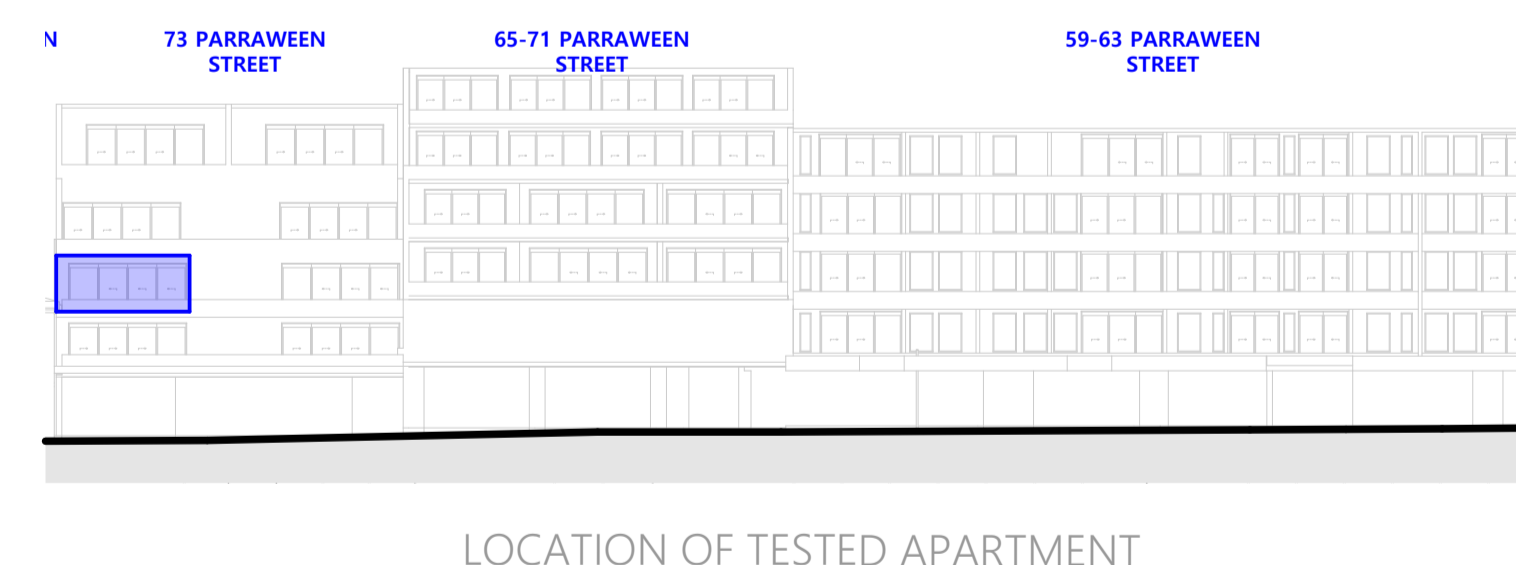
THE APARTMENT LOCATED ON LEVEL 02 OF 73 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

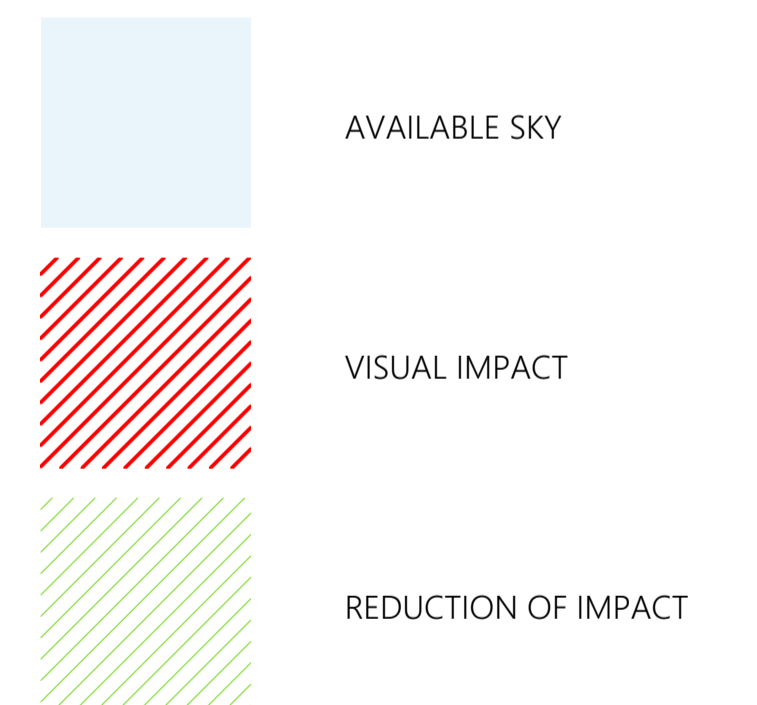
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

LOW



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	1/08/2023	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

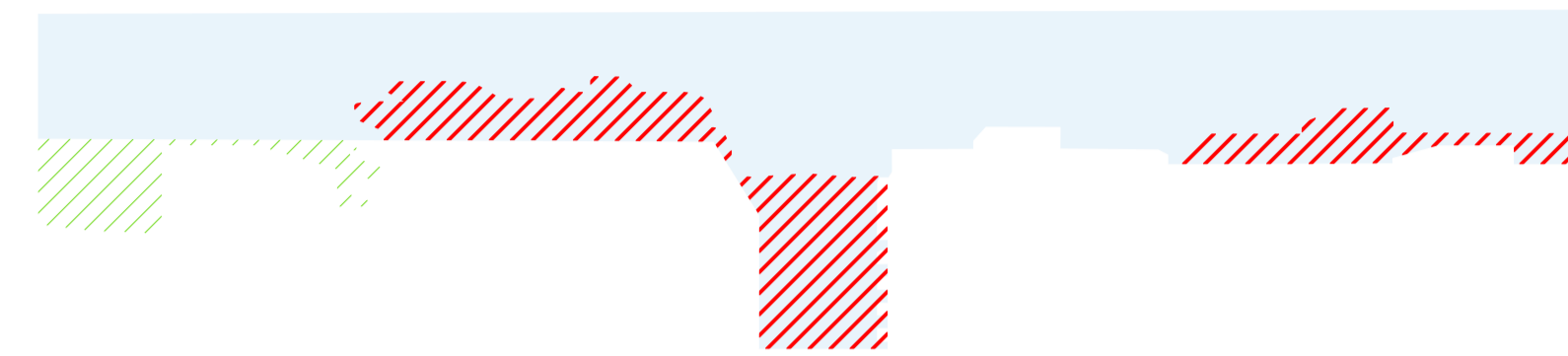
**VIEW ANALYSIS - 73 PARRAWEEN
ST _ LVL 02**

DRAWING NUMBER	REVISION
A-DA.001.20	

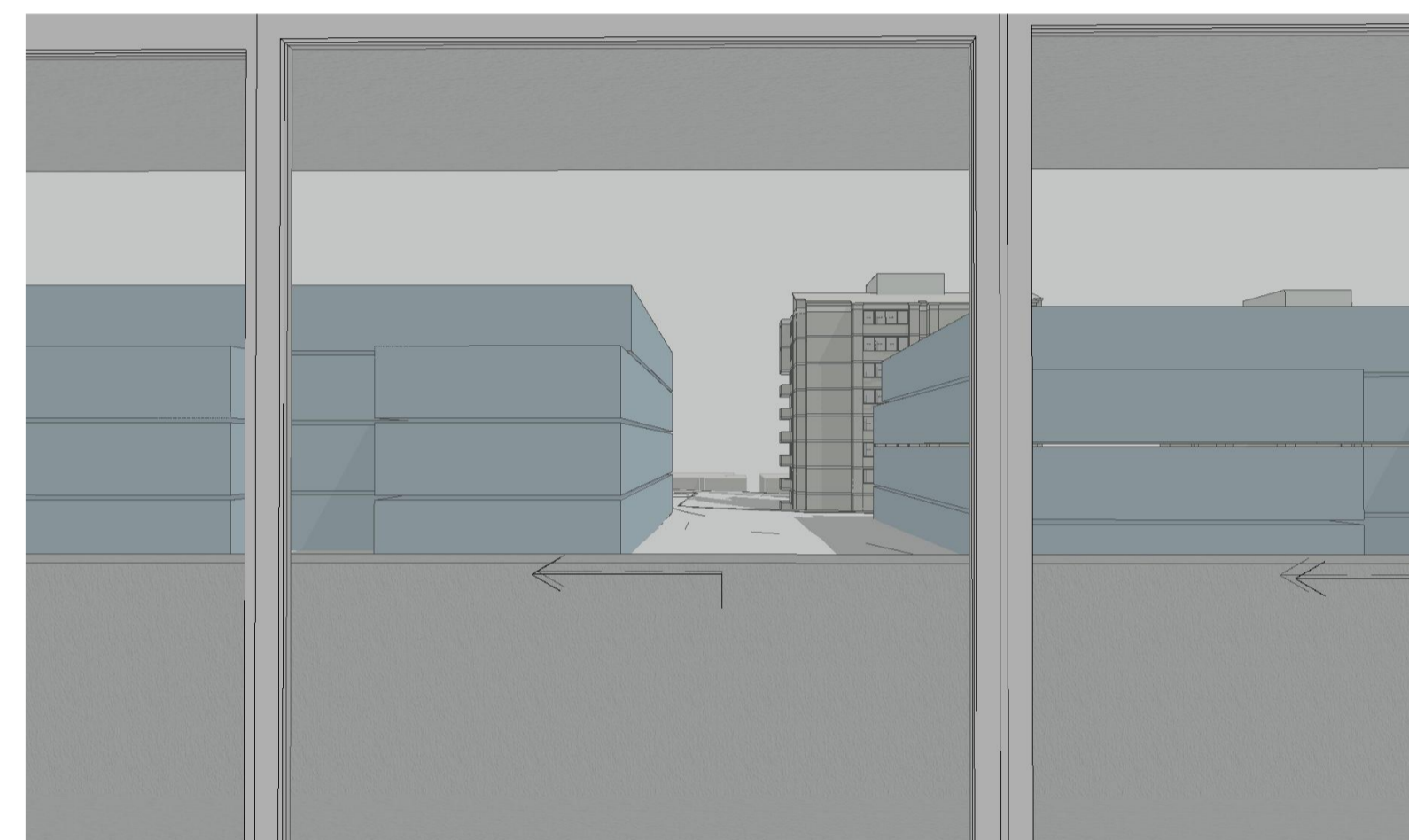
73 PARRAWEEN STREET - LVL 01



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
79% OF VIEW RETAINED

DESCRIPTION

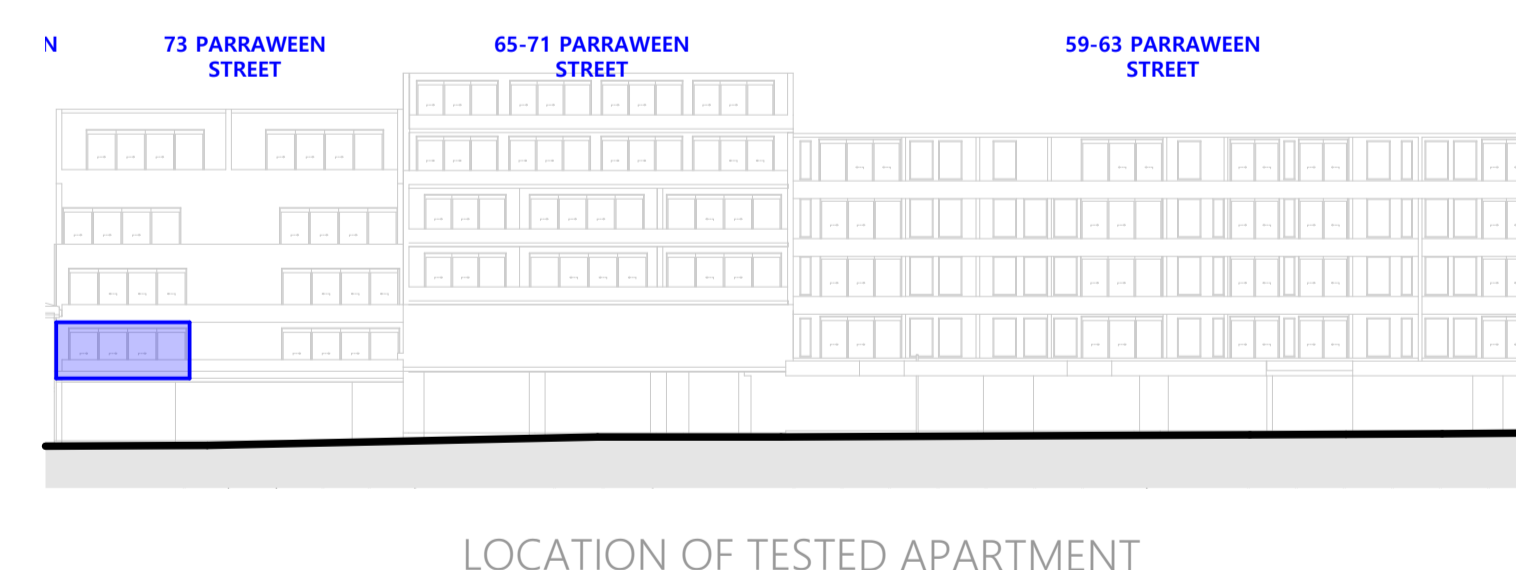
THE APARTMENT LOCATED ON LEVEL 01 OF 73 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

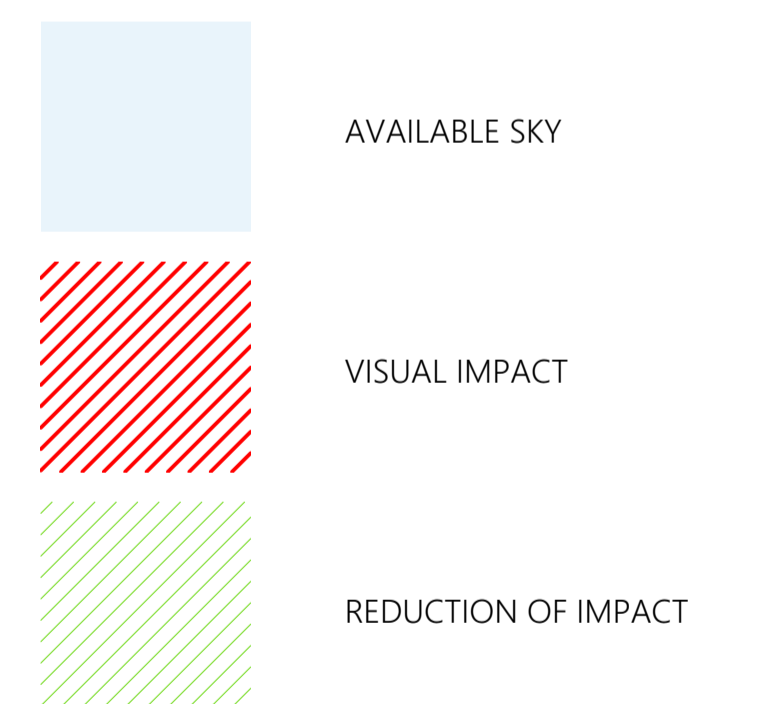
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

LOW



LOCATION OF TESTED APARTMENT



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	1/08/2023	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

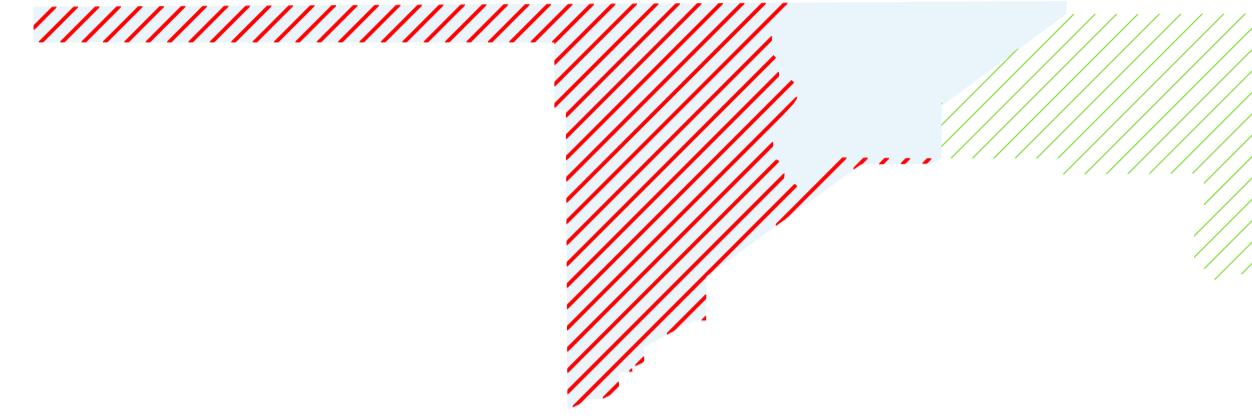
**VIEW ANALYSIS - 73 PARRAWEEN
ST _ LVL 01**

DRAWING NUMBER	REVISION
A-DA.001.21	

53 GERARD STREET - LVL GF



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + NEIGHBOUR VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT
49% OF VIEW RETAINED

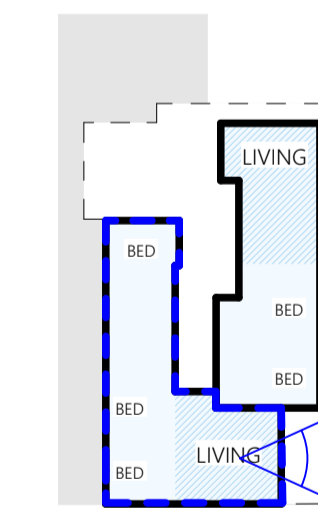
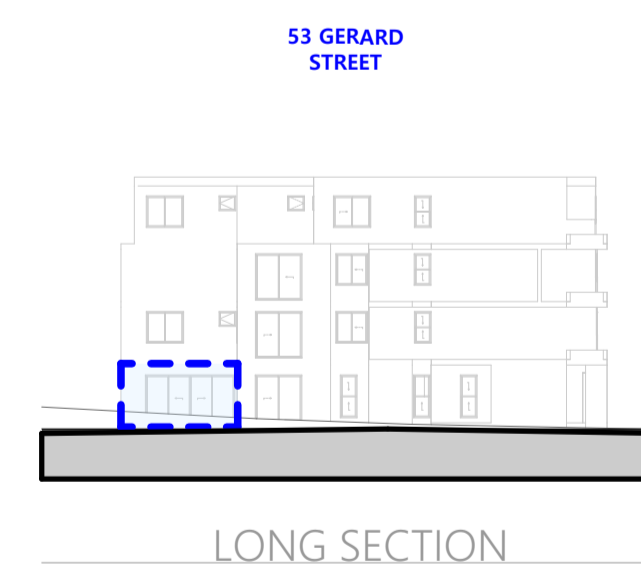
DESCRIPTION

THE APARTMENT LOCATED ON THE SOUTH/EAST OF 53 GERARD ST GROUND FLOOR LEVEL CURRENTLY ENJOYS ITS OWN PRIVATE GARDEN VIEWS. THE CURRENT SETBACK IS 6M FROM THE EXISTING BUILDING ON 61 GERARD STREET. THE PROPOSED OUTCOME INCREASES BUILDING SEPARATION TO UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

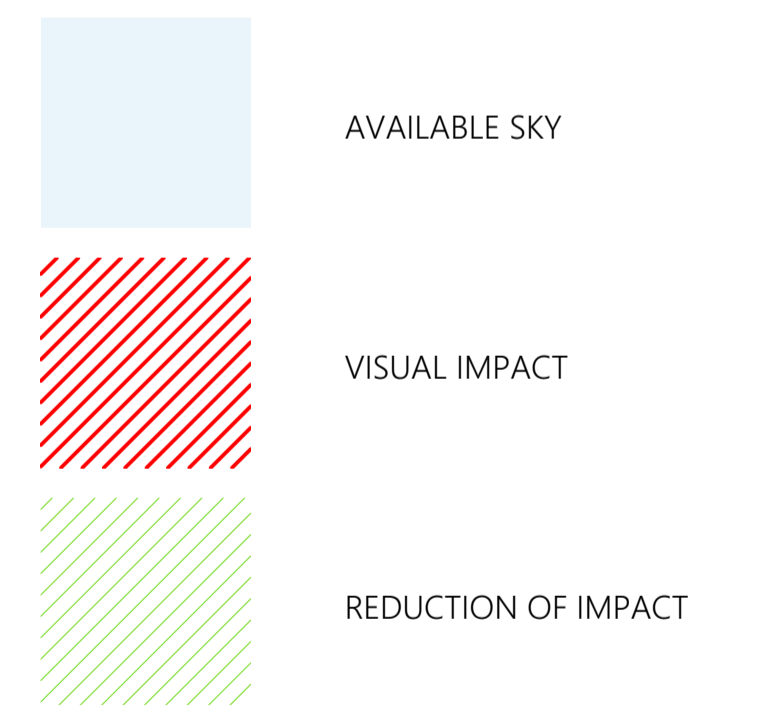
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

VISUAL IMPACT

LOW



53 GERARD ST GF
* GROUND LEVEL APARTMENT: ONLY FLOOR TO HAVE LIVING AWAY FROM STREET



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

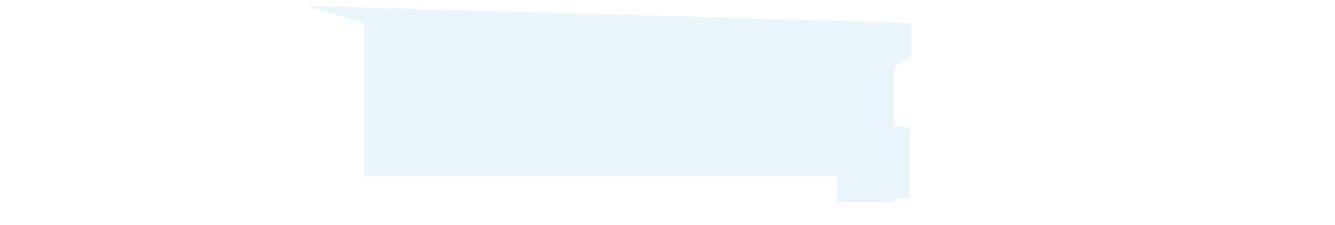
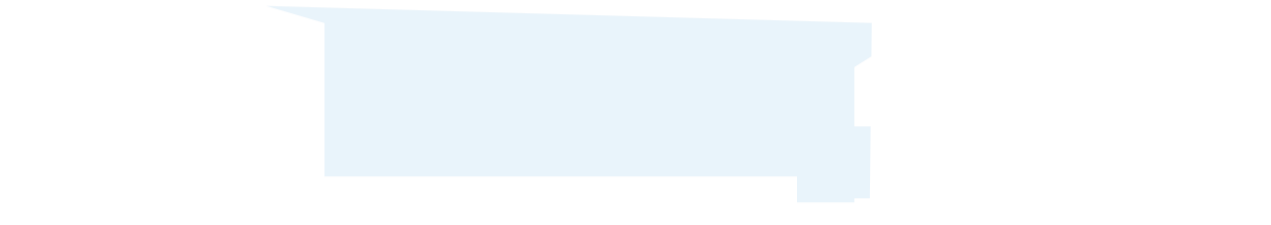
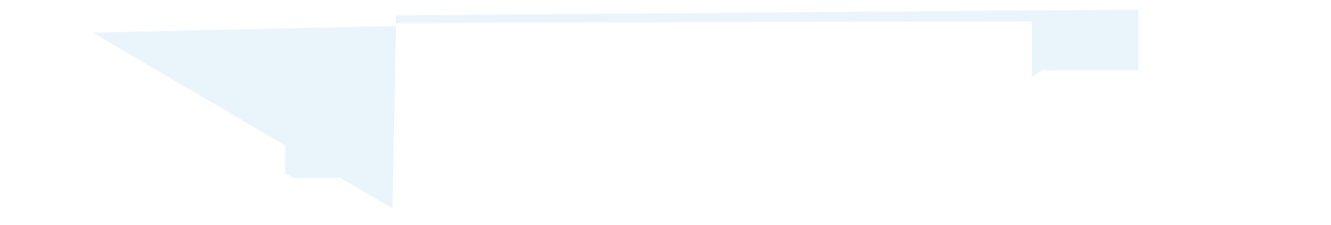
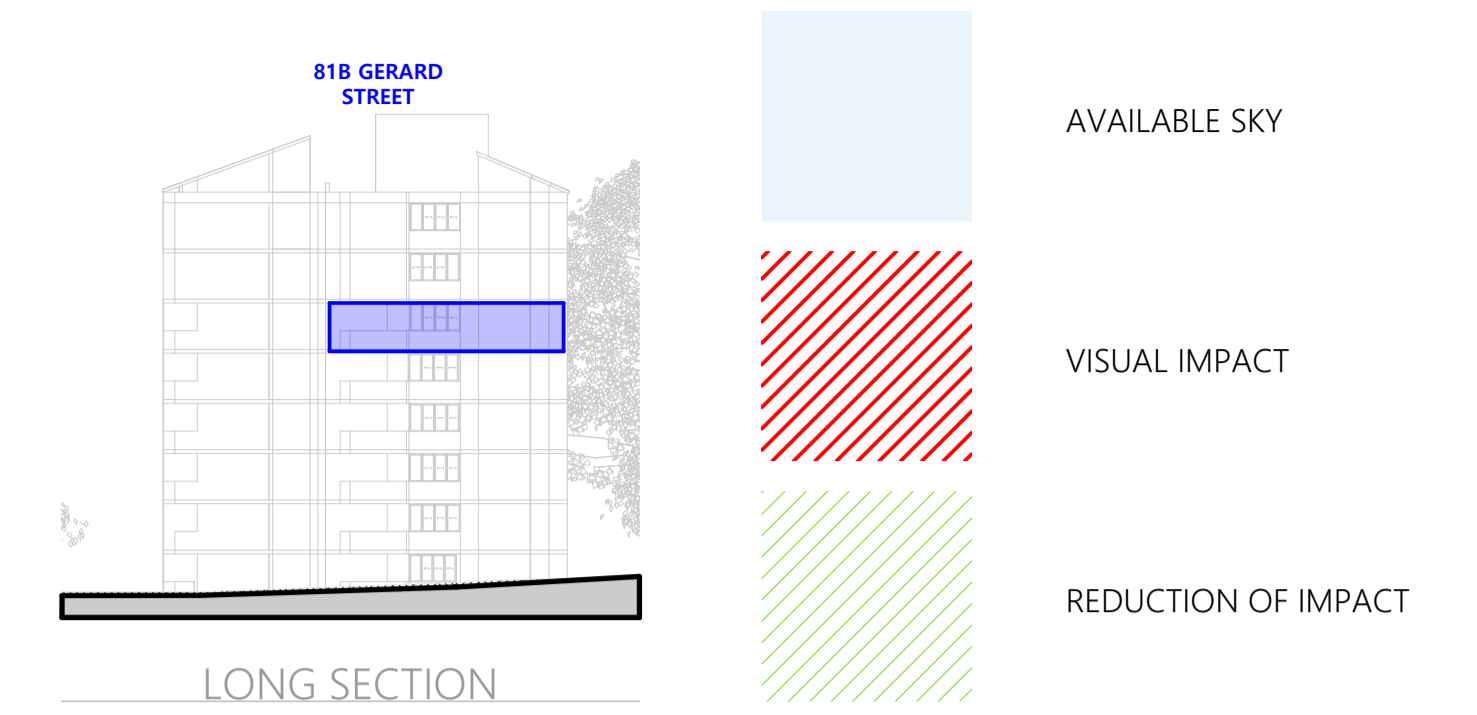
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	1/08/2023	PWW/LG/BM/F	TR	n/a	A1	

DRAWING TITLE

**VIEW ANALYSIS - 53 GERARD ST _
LVL GF**

DRAWING NUMBER	REVISION
A-DA.001.22	

81B GERARD STREET - LVL GF

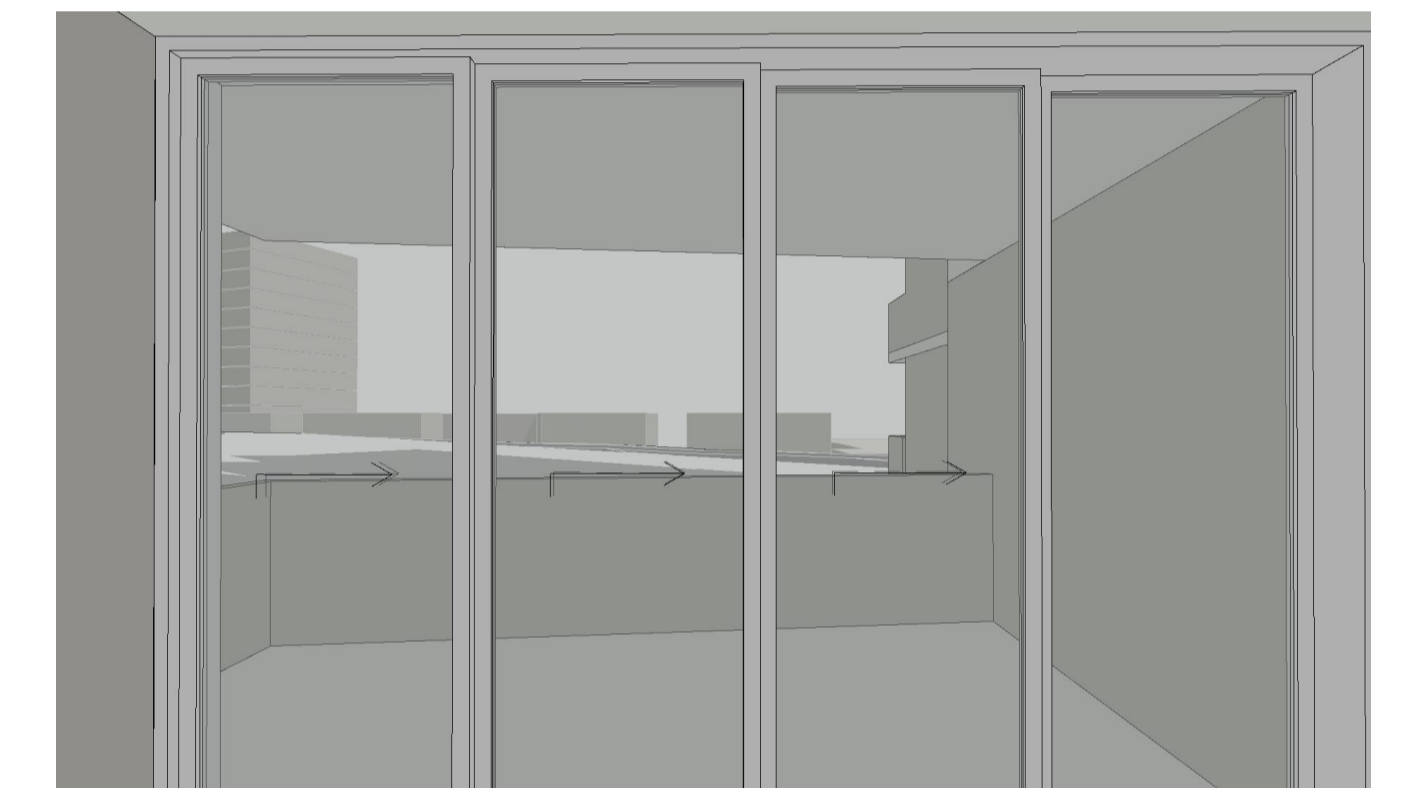
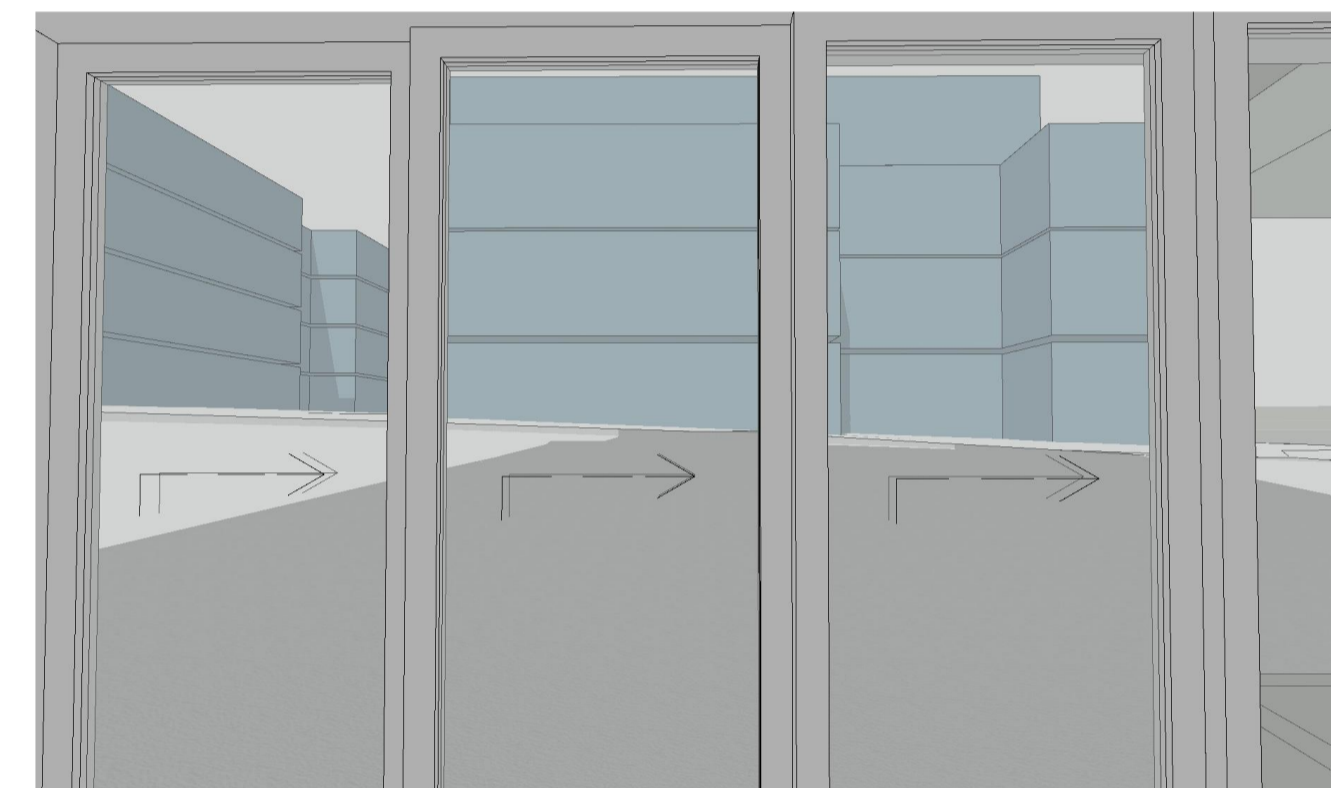


EXTENT OF SKY WITH COMPLIANT DEVELOPMENT

EXTENT OF SKY WITH PROPOSED DEVELOPMENT

EXTENT OF SKY WITH COMPLIANT DEVELOPMENT

EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + NEIGHBOUR VIEW

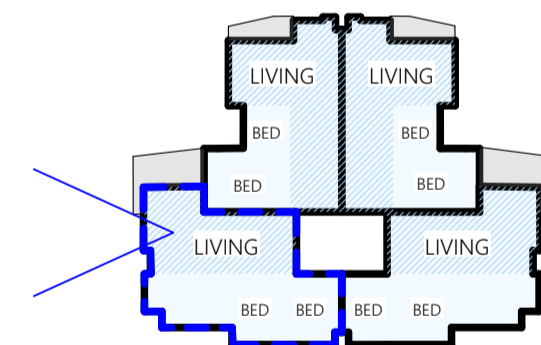
OUTLOOK WITH PROPOSED DEVELOPMENT
58% OF VIEW RETAINED

OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + NEIGHBOUR VIEW

OUTLOOK WITH PROPOSED DEVELOPMENT
100% OF VIEW RETAINED

DESCRIPTION

THE APARTMENT LOCATED ON THE GROUND FLOOR LEVEL OF 81B GERARD STREET CURRENTLY ENJOYS SKY + BUILT FORM/ DISTRICT VIEWS FROM ITS SECONDARY WEST FACING LIVING ROOM WINDOW.
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.



81 B GERARD ST GF TYPICAL

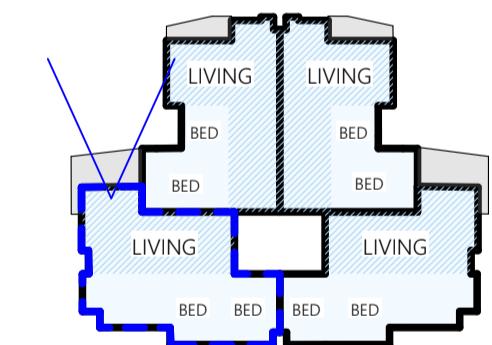
* ALL BALCONIES ORIENTATED TOWARD STREET ONE LIVING ROOM WINDOW ORIENTATED TO SITE

VISUAL IMPACT

LOW

DESCRIPTION

AN APARTMENT LOCATED ON THE GROUND FLOOR LEVEL OF 81B GERARD STREET CURRENTLY ENJOYS SKY + BUILT FORM/DISTRICT VIEWS FROM ITS PRIMARY NORTH FACING LIVING ROOM WINDOW AND BALCONY.



81 B GERARD ST TYPICAL

* ALL BALCONIES ORIENTATED TOWARD STREET ONE LIVING ROOM WINDOW ORIENTATED TO SITE

VISUAL IMPACT

NEGLEGIBLE

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

PROJECT

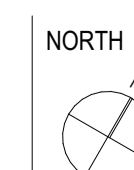
Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PW/VL/GB/MF	TR

SHEET SCALE
n/a

SHEET SIZE
A1



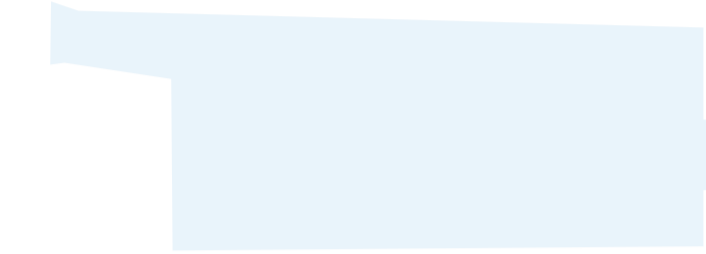
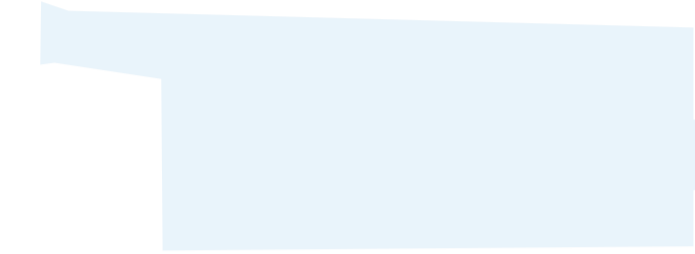
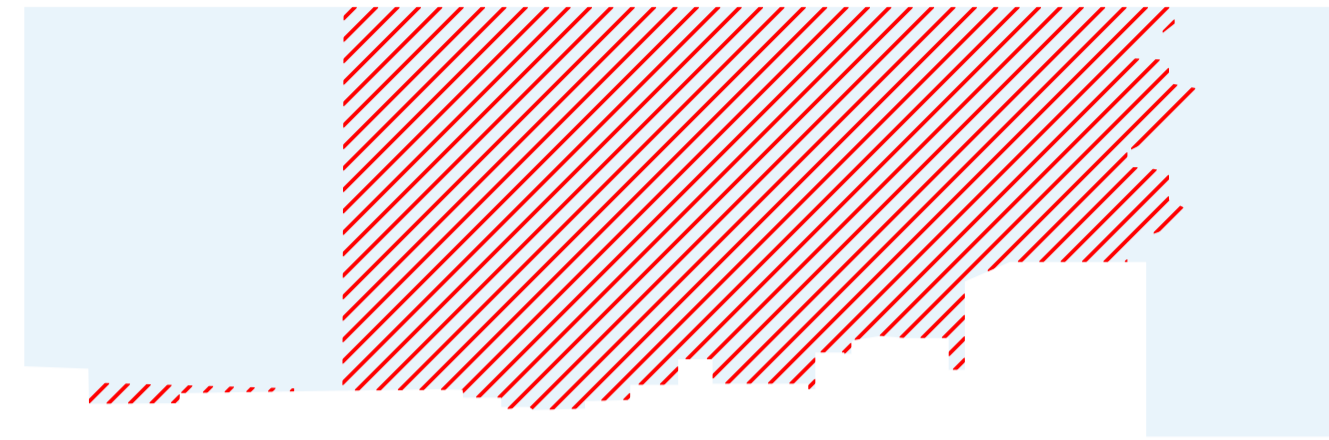
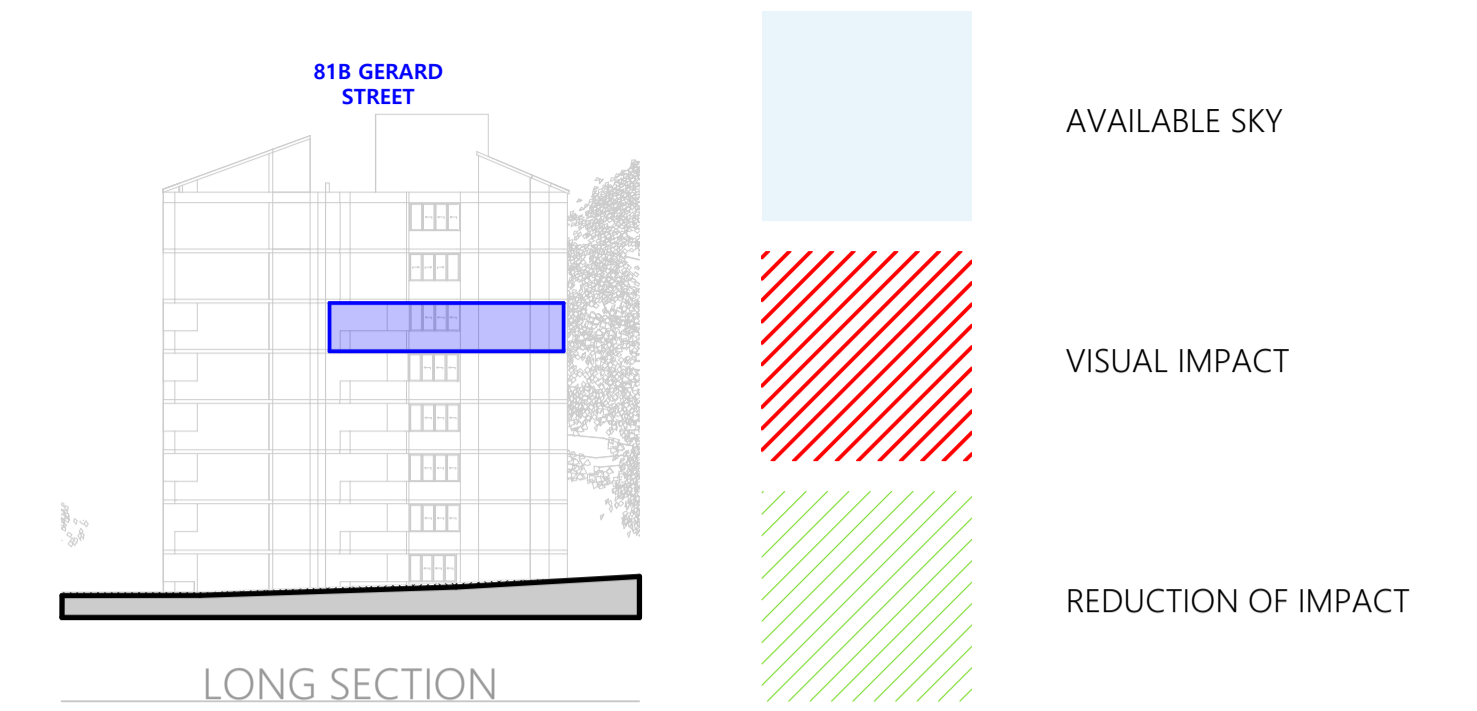
DRAWING TITLE

**VIEW ANALYSIS - 81B GERARD ST _
LVL GF**

DRAWING NUMBER
A-DA.001.23

REVISION

81B GERARD STREET - LVL 05

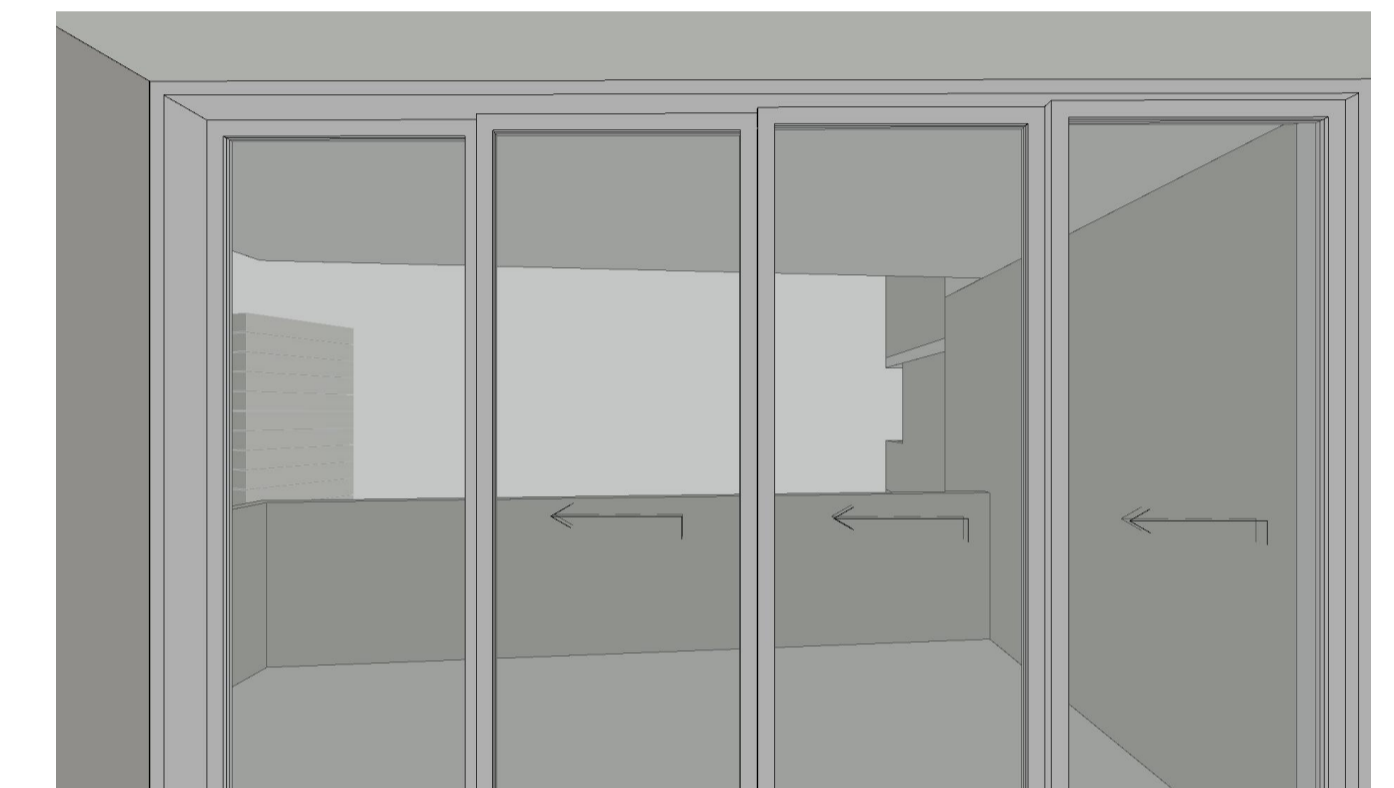
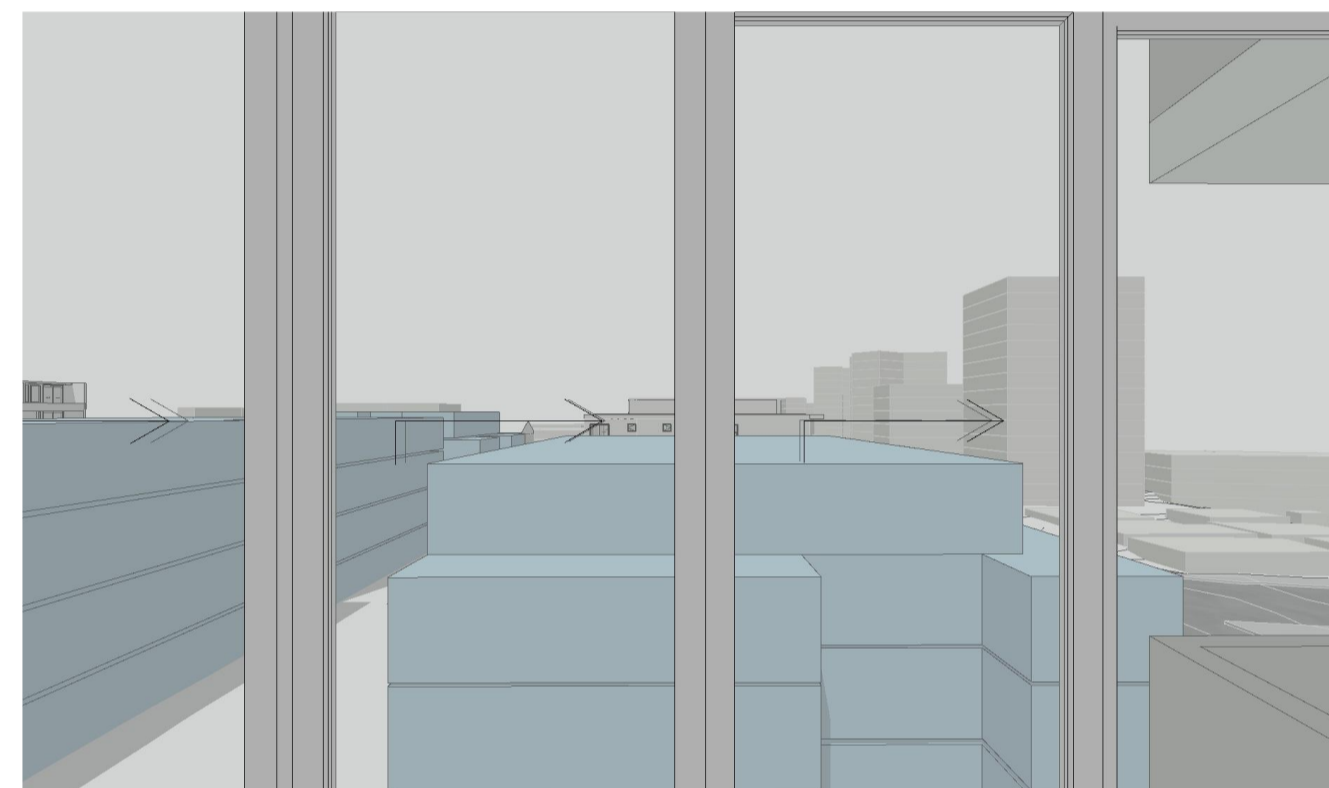


EXTENT OF SKY WITH COMPLIANT DEVELOPMENT

EXTENT OF SKY WITH PROPOSED DEVELOPMENT

EXTENT OF SKY WITH COMPLIANT DEVELOPMENT

EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + NEIGHBOUR VIEW

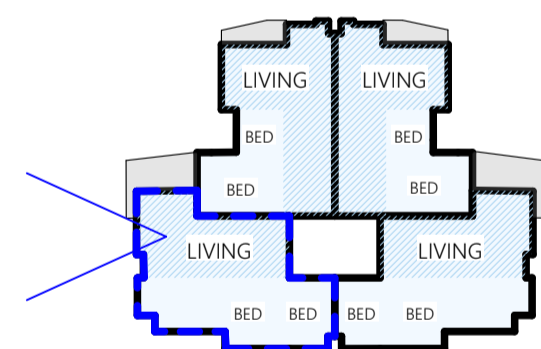
OUTLOOK WITH PROPOSED DEVELOPMENT
58% OF VIEW RETAINED

OUTLOOK WITH COMPLIANT DEVELOPMENT
SKY + NEIGHBOUR VIEW

OUTLOOK WITH PROPOSED DEVELOPMENT
100% OF VIEW RETAINED

DESCRIPTION

THE APARTMENT LOCATED ON LEVEL 05 OF 81B GERARD STREET CURRENTLY ENJOYS SKY + BUILT FORM/DISTRICT VIEWS FROM ITS SECONDARY WEST FACING LIVING ROOM WINDOW. THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.



81 B GERARD ST GF TYPICAL

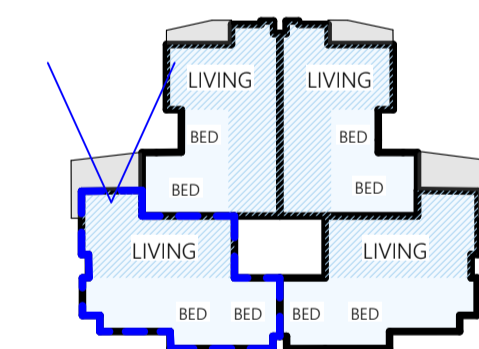
* ALL BALCONIES ORIENTATED TOWARD STREET ONE LIVING ROOM WINDOW ORIENTATED TO SITE

VISUAL IMPACT

MODERATE

DESCRIPTION

AN APARTMENT LOCATED ON LEVEL 05 OF 81B GERARD STREET CURRENTLY ENJOYS SKY + BUILT FORM/DISTRICT VIEWS FROM ITS PRIMARY NORTH FACING LIVING ROOM WINDOW AND BALCONY.



81 B GERARD ST TYPICAL

* ALL BALCONIES ORIENTATED TOWARD STREET ONE LIVING ROOM WINDOW ORIENTATED TO SITE

VISUAL IMPACT

NEGLEGIBLE

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV	DATE	ISSUE
01	11/07/23	
02	01/08/23	

PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	1/08/2023	PWW/LJ/GB/MF	TR

SHEET SCALE
n/a

SHEET SIZE
A1



DRAWING TITLE

VIEW ANALYSIS - 81B GERARD ST _
LVL 05

DRAWING NUMBER
A-DA.001.24

REVISION

END OF REPORT

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS
DRAWING IS VESTED IN CHROFI.



SUITE 302 69 CHRISTIE STREET ST. LEONARDS NSW 2065
AUSTRALIA
T 02 99665566 E reception@mdpa.com.au

MORRISON DESIGN PARTNERSHIP ARCHITECTS ACN 001 595 268 ABN 44 001 585 268
NSW ARB REG ARCHITECT: G. OLLERTON #7621

REV DATE ISSUE

01	11/07/23	
02	01/08/23	

PROJECT

Pathways Cremorne Seniors Living

50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH	DRAWING NUMBER	REVISION
22012	1/08/2023	PW/VL/GB/MF	TR	n/a	A1		A-DA.001.25	

DRAWING TITLE

VIEW ANALYSIS- TITLE PAGE

DRAWING NUMBER: A-DA.001.25
REVISION: