



Project Name: Pathways Cremorne Seniors Housing
Case ID: SSD-49472213

Applicant Details

Project Owner Info

Title	Mr
First Name	Graeme
Last name	Skerritt
Role/Position	Managing Director
Phone	0284371700
Email	graeme@pathways.com.au
	PO Box 502
Address	St Leonards , New South Wales, 1590 , AUS

Company Info

Are you applying as a company/business?

No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Thirza	Bean
Phone	Email	Role/Position
0290687500	planning@gyde.com.au	Corporate Services Manager

Address

LEVEL 6 SUITE 2 120
SUSSEX STREET
SYDNEY,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Pathways Cremorne Seniors Housing
Industry	Residential & Commercial
Development Type	Seniors Housing
Capital Investment Value (excl GST)	AUD92,206,570.00
Indicative Operation Jobs	80
Indicative Construction Jobs	150
Dwellings	58

Description of amended development

Demolition and construction of a seniors living development with basements including a 58 independent living units (ILU) contained within 2 x 4 storey buildings facing ParraWEEN Street and a 8 storey building facing Gerard Street, and a residential aged care facility and supporting ancillary uses such as pool, gym, media room and café.

Description of Changes

Briefly describe the proposed changes to the application

EIS now includes all appendices which could not previously be uploaded to the portal due to technical error.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Pathways Cremorne
Site Address (Street number and name)	50-88 ParraWEEN Street, 59-67 Gerard Street Cremorne
Site Co-ordinates - Latitude	-33.828245
Site Co-ordinates - Longitude	151.228

Local Government Area

Local Government	District Name	Region Name	Primary Region
North Sydney	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

1/-/DP1050050, 30/2/DP4785, A/-/DP366345, B/-/DP366345, C/-/DP366345, A/-/DP419832, B/-/DP419832, A/-/DP412718, B/-/DP412718, 1/-/DP1001062, 2/-/DP1001062, X/-/DP442664, Y/-/DP442664, A/-/DP438187, B/-/DP438187, 1/-/DP441402, 2/-/DP441402, 1/-/DP19887, 2/-/DP19887, 3/-/DP19887, 4/-/DP19887, 1-18/-/SP95237, CP/-/SP95237, A/-/DP442573, 81/-/DP978497

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Final Owners Consent_Pathways Cremorne SSDA

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The development is considered State Significant Development pursuant to clause 28 of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021, given the development is within the Greater Sydney Region and has a CIV exceeding \$30 million

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 28 - Seniors Housing

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?

*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development

- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
2691	PIA	Juliet Grant

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix A SEARs
File Name	Appendix Z Infrastructure
File Name	Appendix Y Heritage Impact Assessment
File Name	Appendix X Geotechnical Investigation Report
File Name	Appendix W Ecologically Sustainable Development
File Name	Appendix V SEPP 65 Design Verification Statement & Schedule
File Name	Appendix U Design Review Reports
File Name	Appendix T Crime Prevention through Design
File Name	Appendix S Contamination
File Name	Appendix R Connecting with Country
File Name	Appendix P Bushfire Advice
File Name	Appendix O BDAR Waiver
File Name	Appendix N BCA and Fire Safety Schedule
File Name	Appendix M BASIX and NatHERS Certificates
File Name	Appendix L Archaeological Report
File Name	Appendix K Arboricultural Impact Assessment
File Name	Appendix J Airspace
File Name	Appendix I Accoustic Report
File Name	Appendix HH Pedestrian Wind Environment Statement
File Name	Appendix H Access Report
File Name	Appendix GG(2) Operational Waste Management Plan
File Name	Appendix GG (1) Final Construction Waste Management Plan
File Name	Appendix G Aboriginal Cultural Heritage Report
File Name	Appendix FF Visual Impact Assessment
File Name	Appendix F Clause 4.6 Report
File Name	Appendix EE Urban Design Report
File Name	Appendix E Mitigation Measures
File Name	Appendix DD Transport
File Name	Appendix D Engagement Outcomes Report
File Name	Appendix CC Stormwater and Flood Impact Assessment
File Name	Appendix C Compliance Tables
File Name	Appendix BB Social Impact Assessment
File Name	Appendix B Surveys
File Name	Photomontages
File Name	Landscape Plans
File Name	Architectural Plans
File Name	Appendix AA Plans of Management
File Name	Appendix Q - Quantity Survey Report (CIV)
File Name	GIS
File Name	EIS 040823