

# 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
01	11/07/23	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PW/VL/GB/MF	TR	n/a	A1		A-DA.001.1	04

# 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.

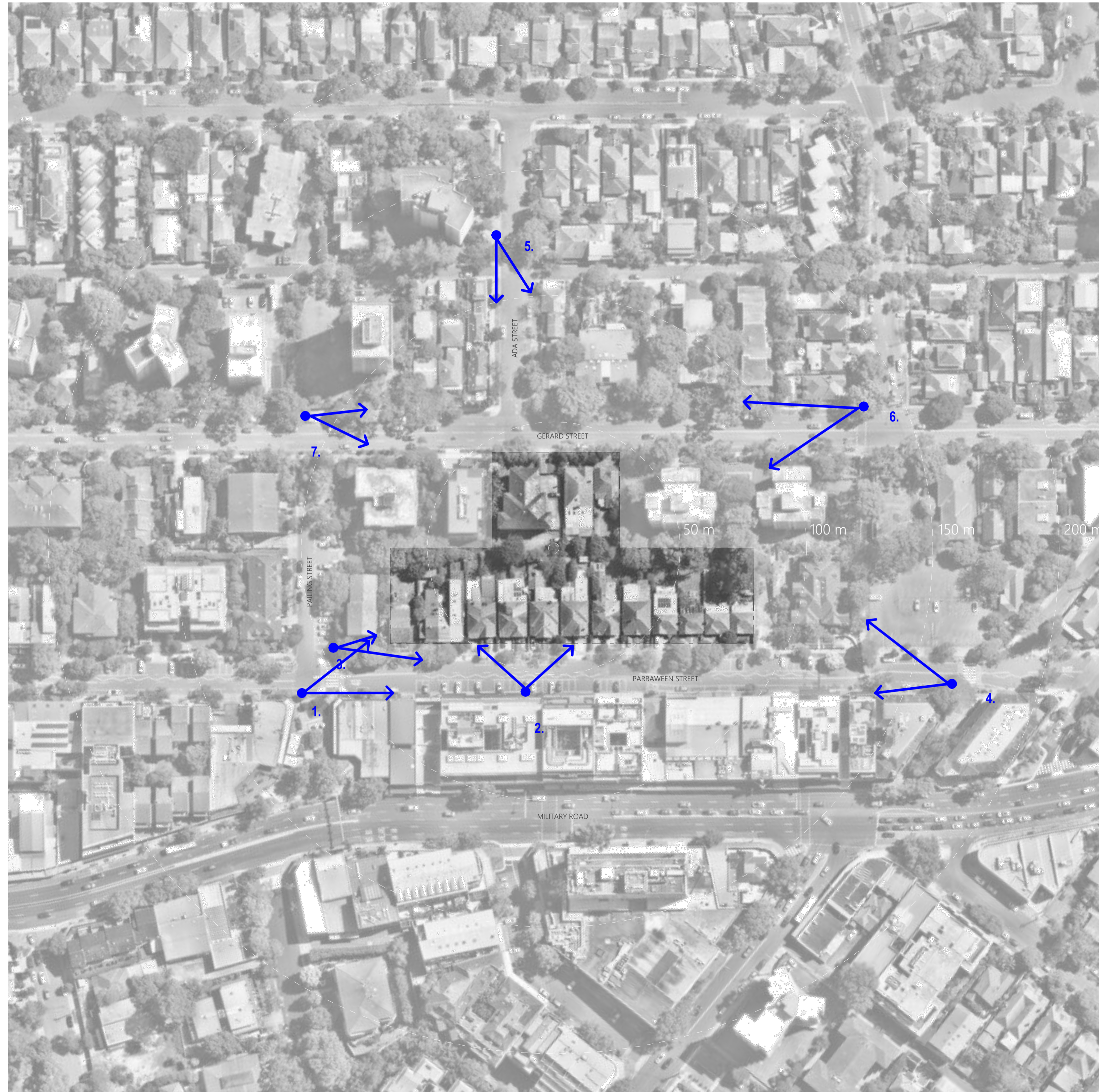
THE PROPOSED DEVELOPMENT IS COMPARED AGAINST A COMPLYING DEVELOPMENT BASED ON THE ADG SETBACKS, DCP REQUIRED 45% SITE COVERAGE AND A FOUR STOREY HEIGHT LIMIT.

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				Negligible
	High	Moderate	Low	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



1

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

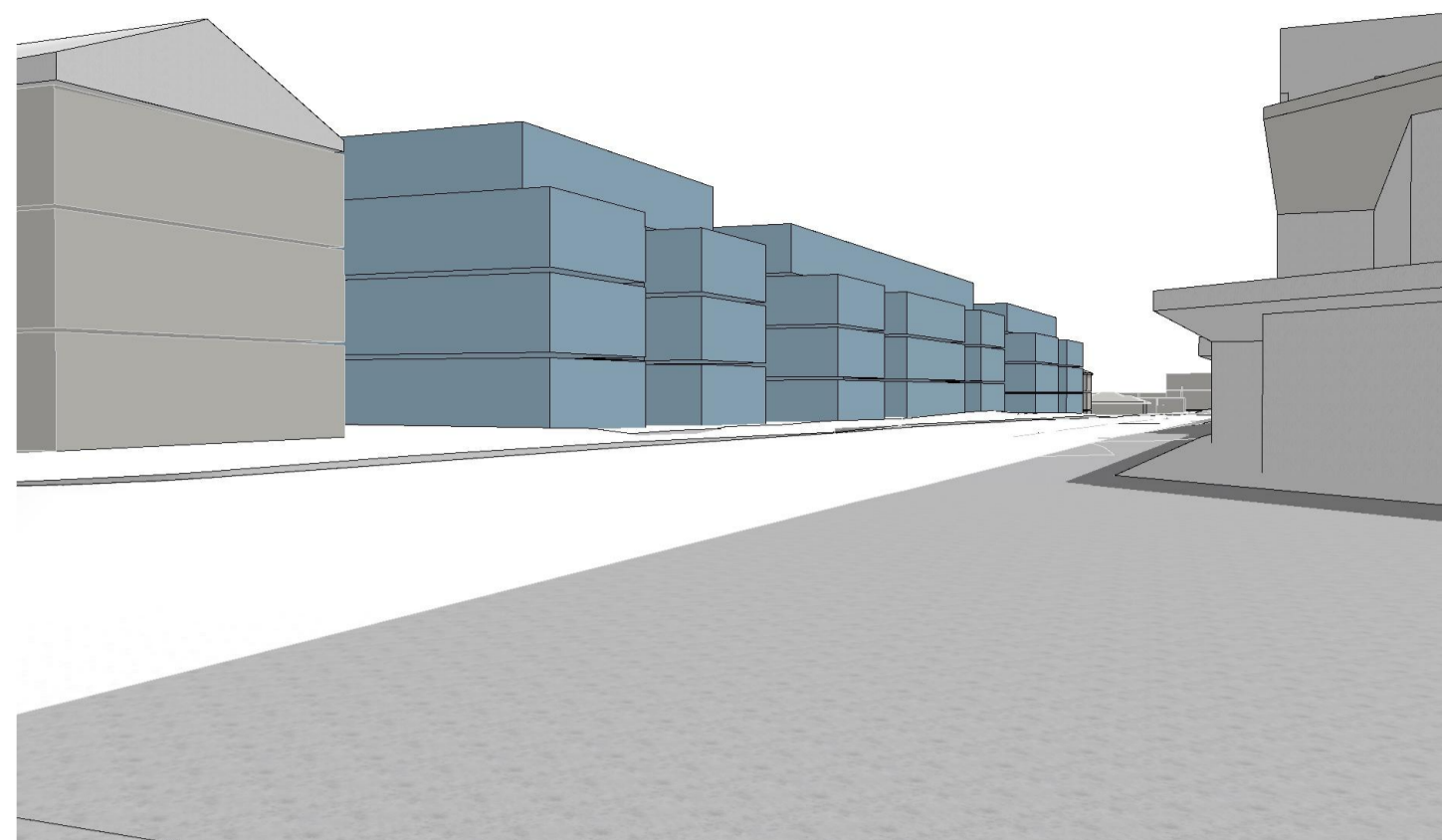
50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWW/LG/BMF	TR	n/a	A1	

DRAWING TITLE

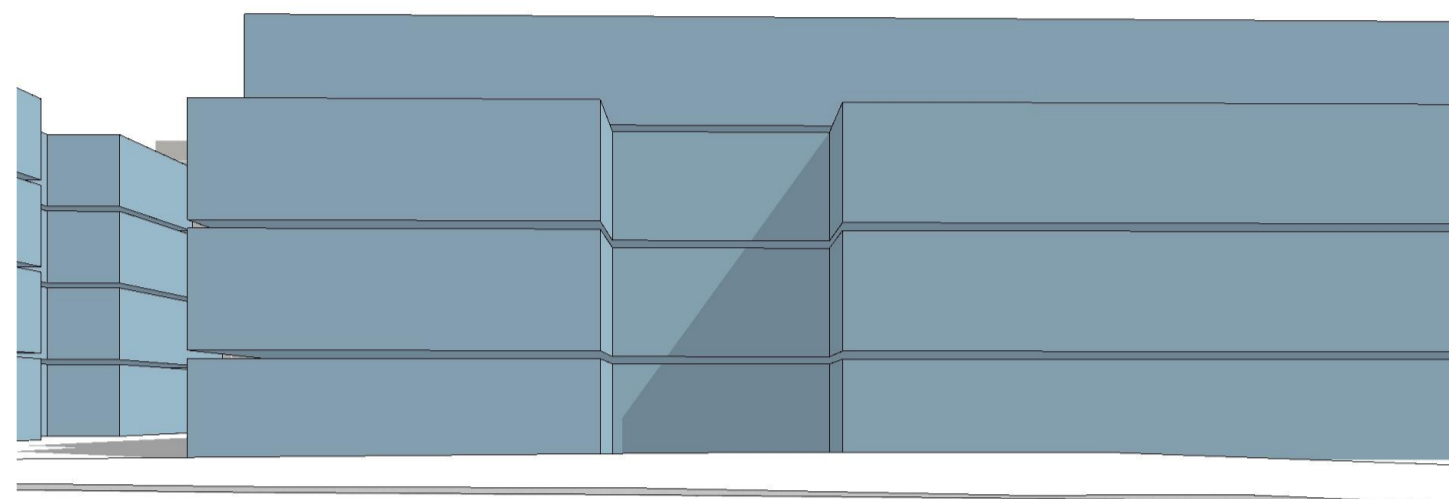
**VIEW ANALYSIS-VISUAL ENVELOPE  
MAP + SUMMARY**

DRAWING NUMBER	REVISION
A-DA.001.2	04

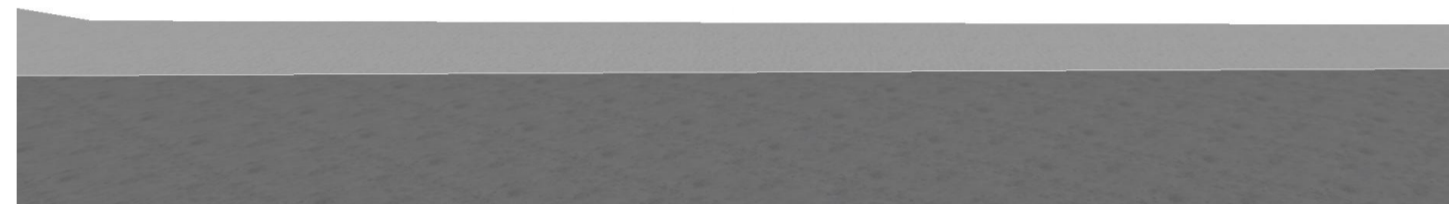


01

COMPLIANT

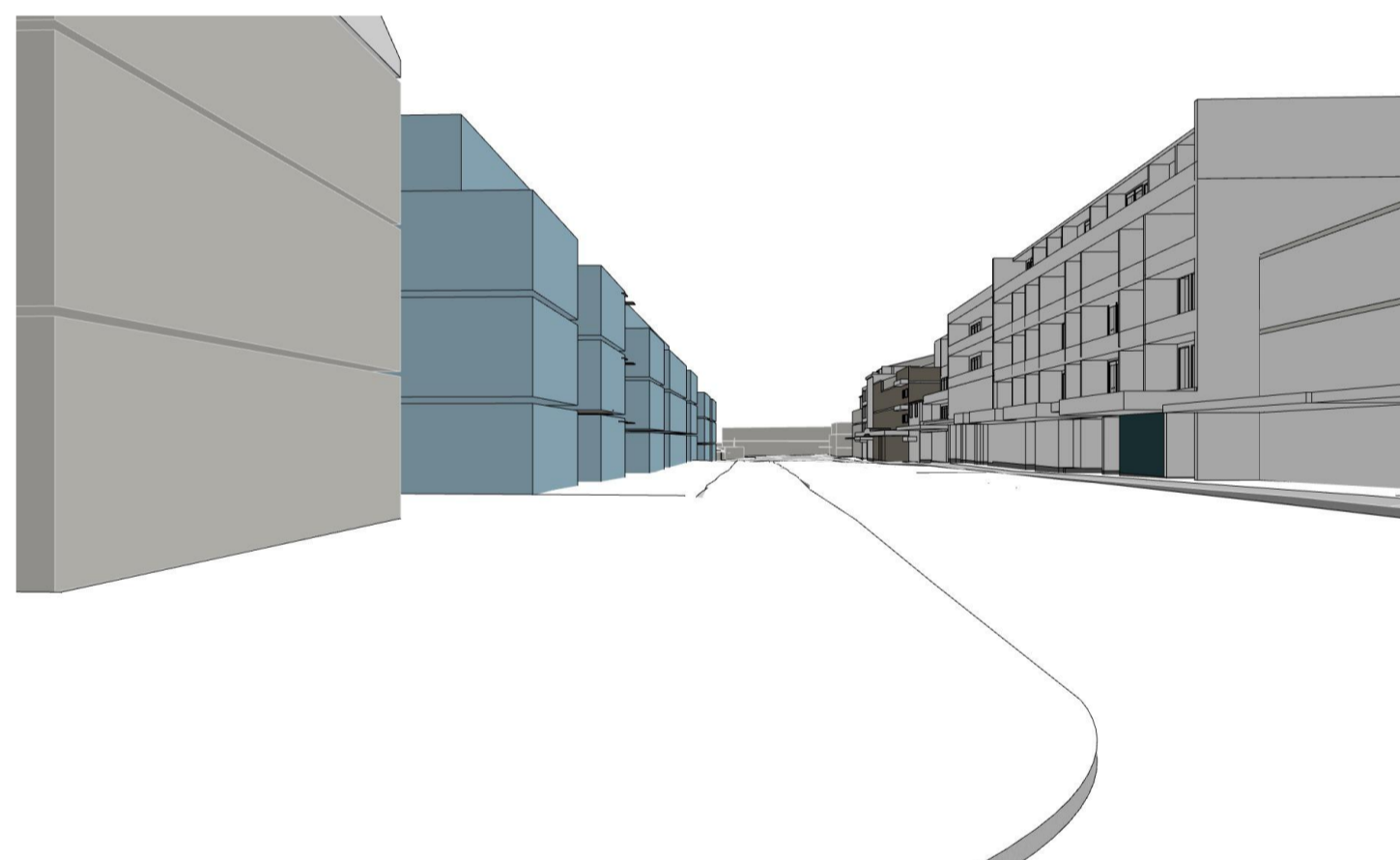


PROPOSED

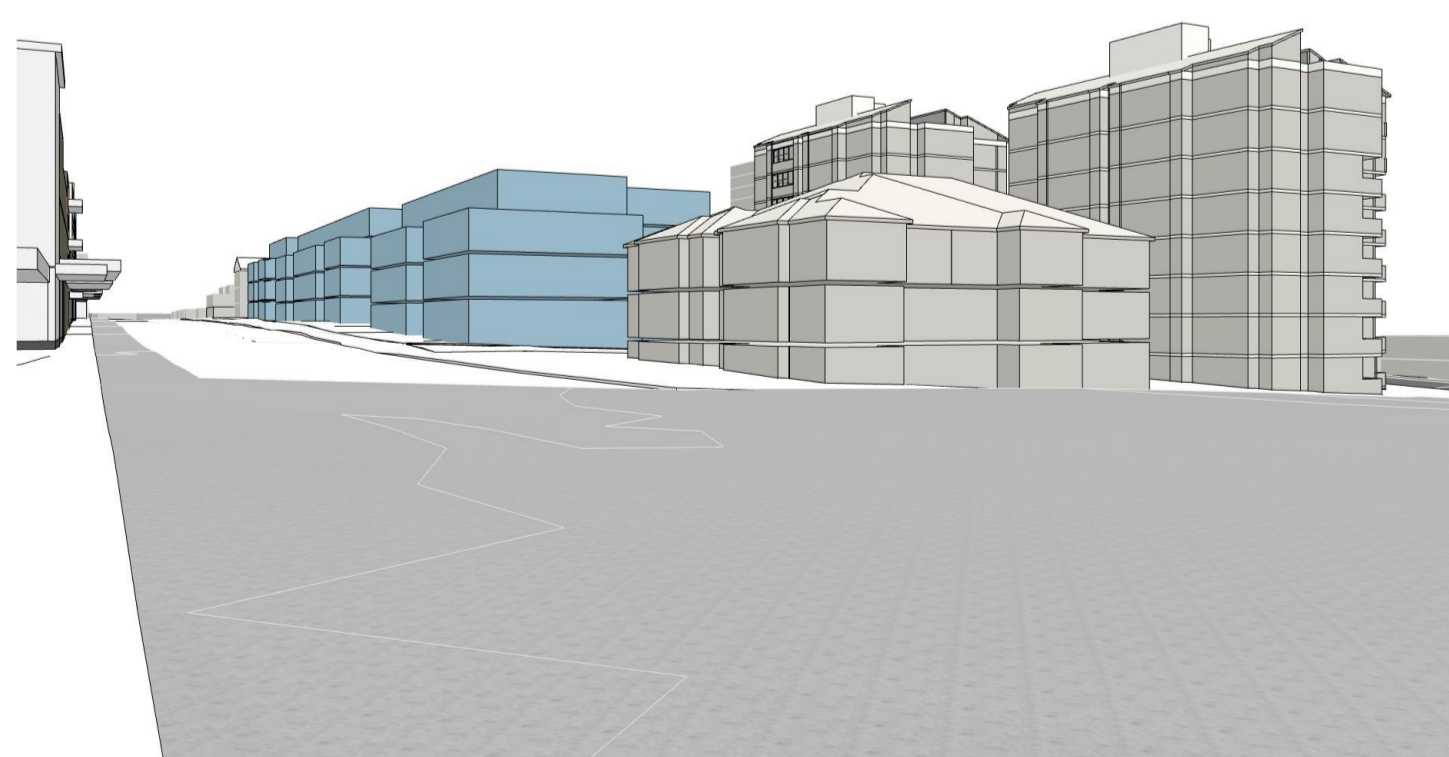


02

COMPLIANT

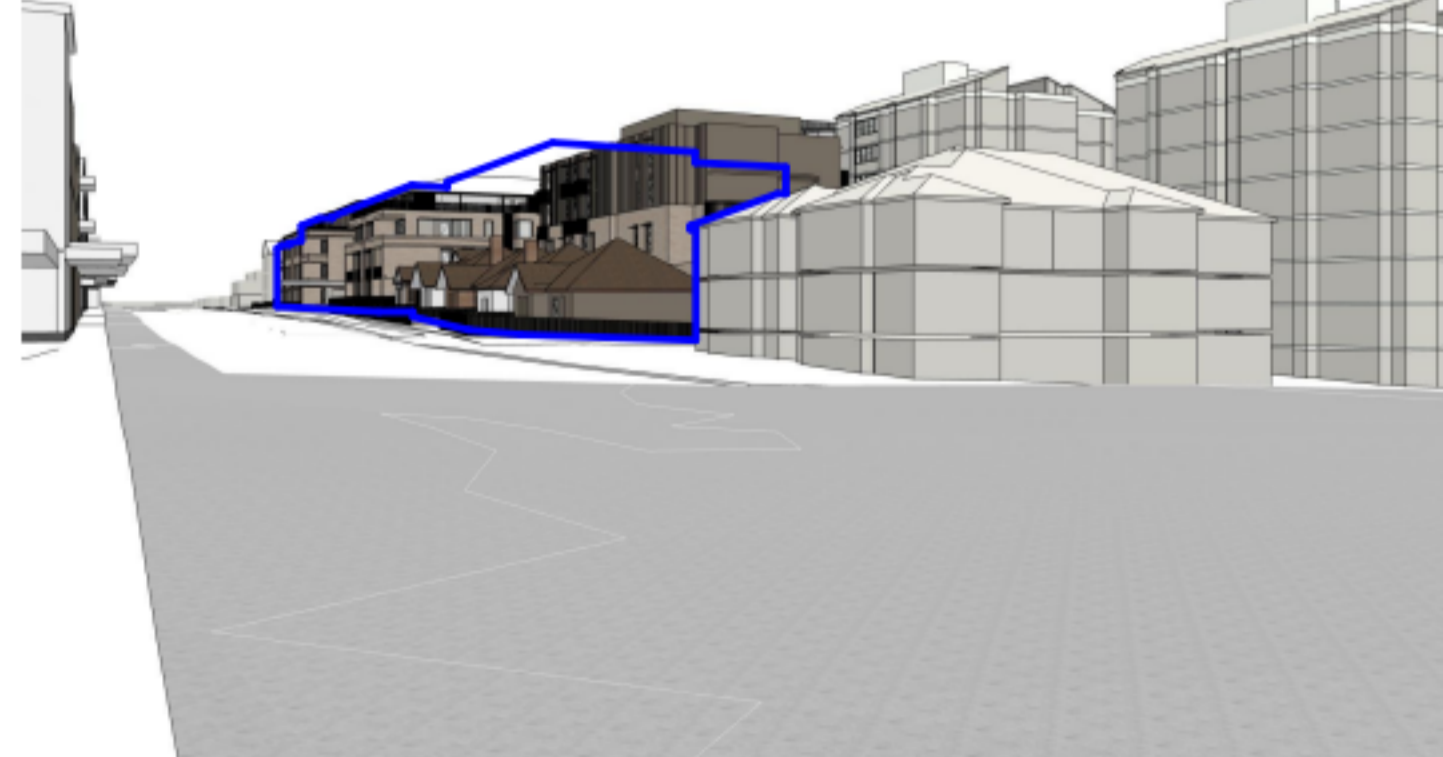


PROPOSED



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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

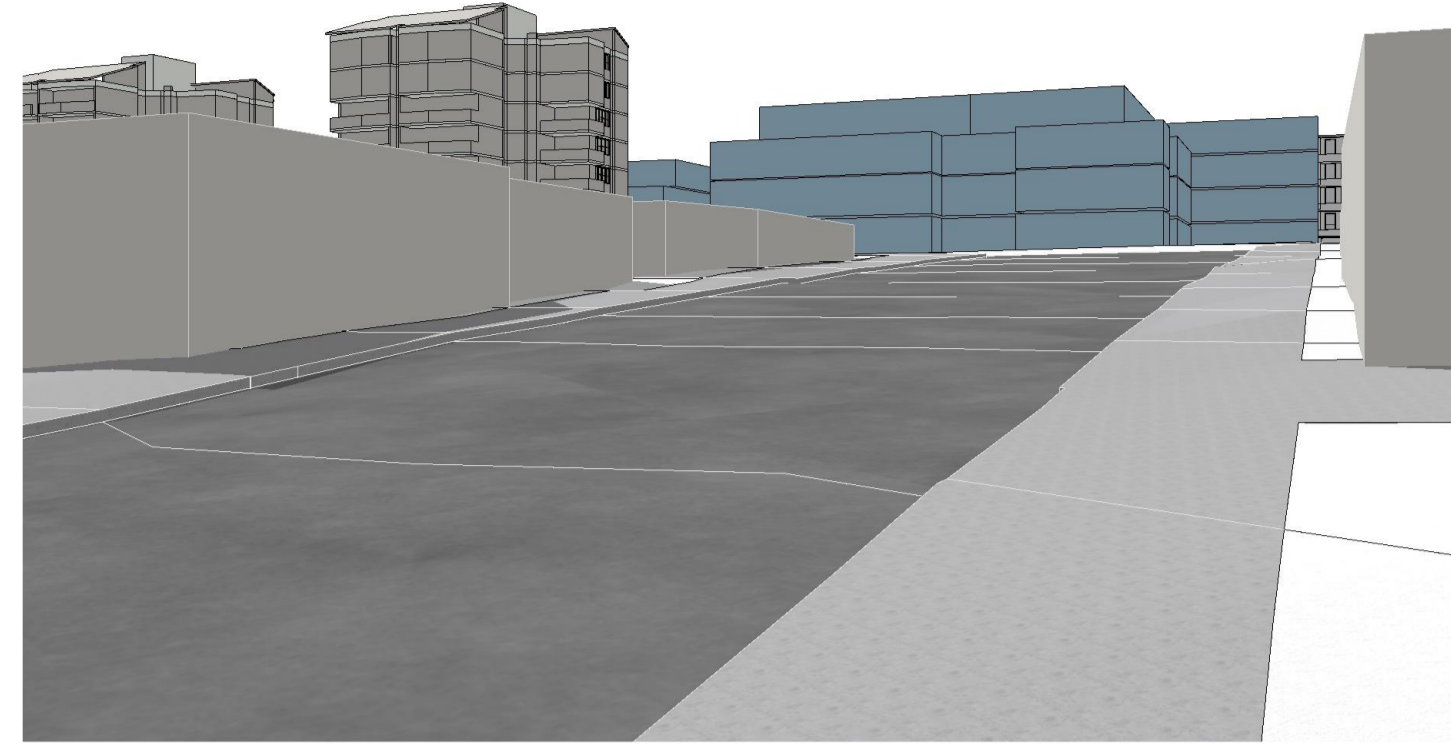
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWV/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

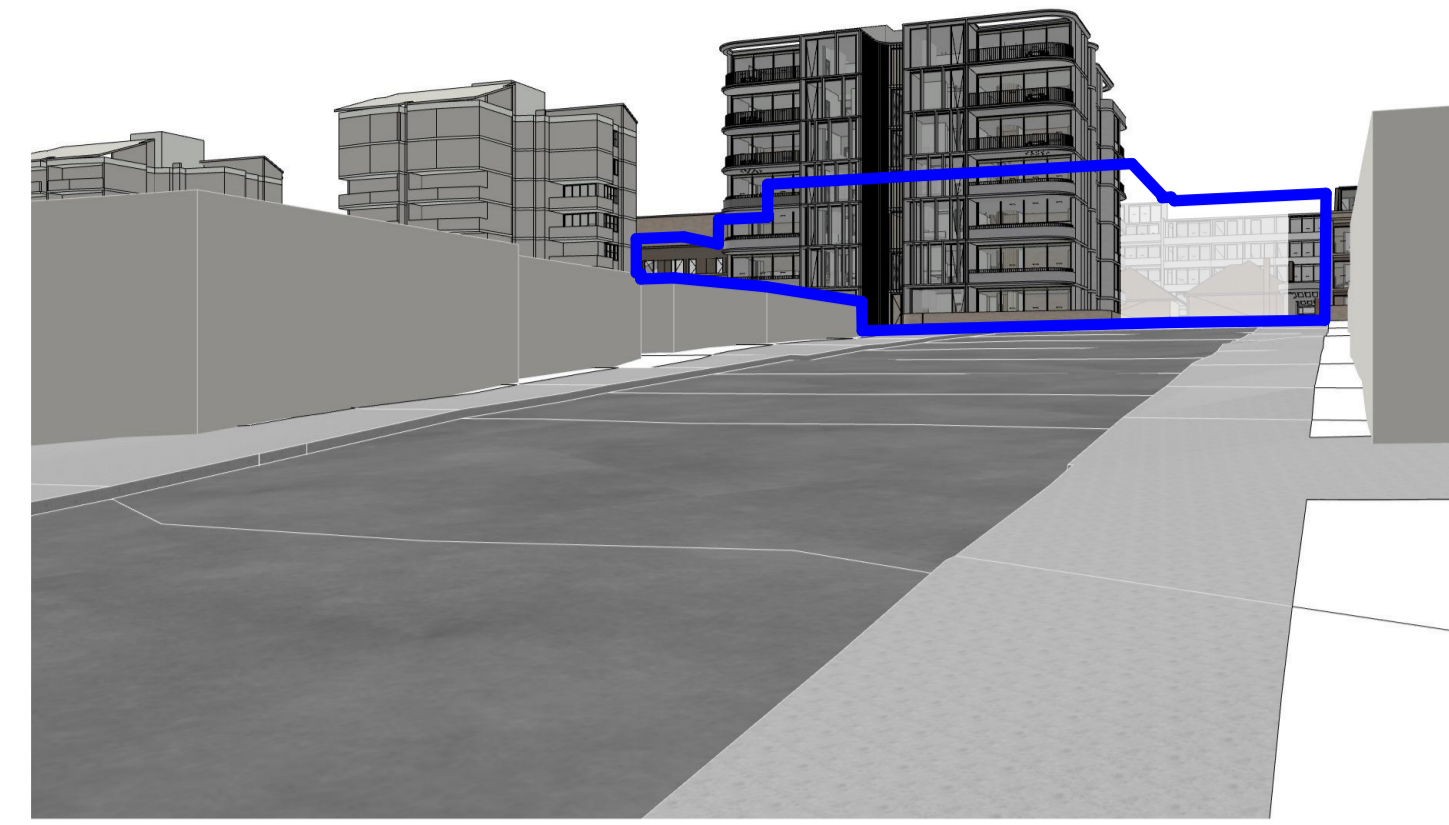
**VIEW ANALYSIS COMPARISON-  
PARRAWEEN STREET**

DRAWING NUMBER	REVISION
A-DA.001.3	04

05

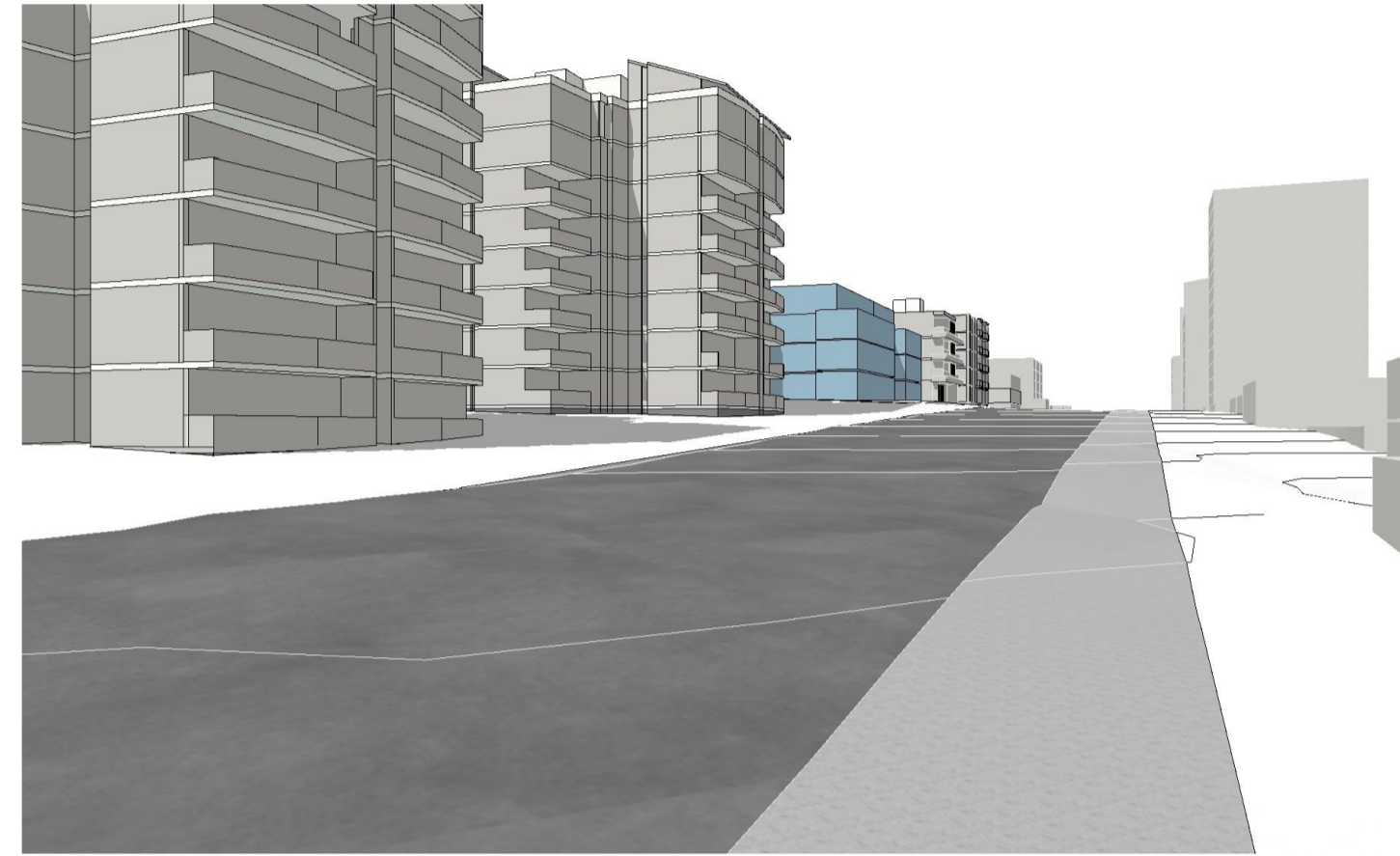


COMPLIANT

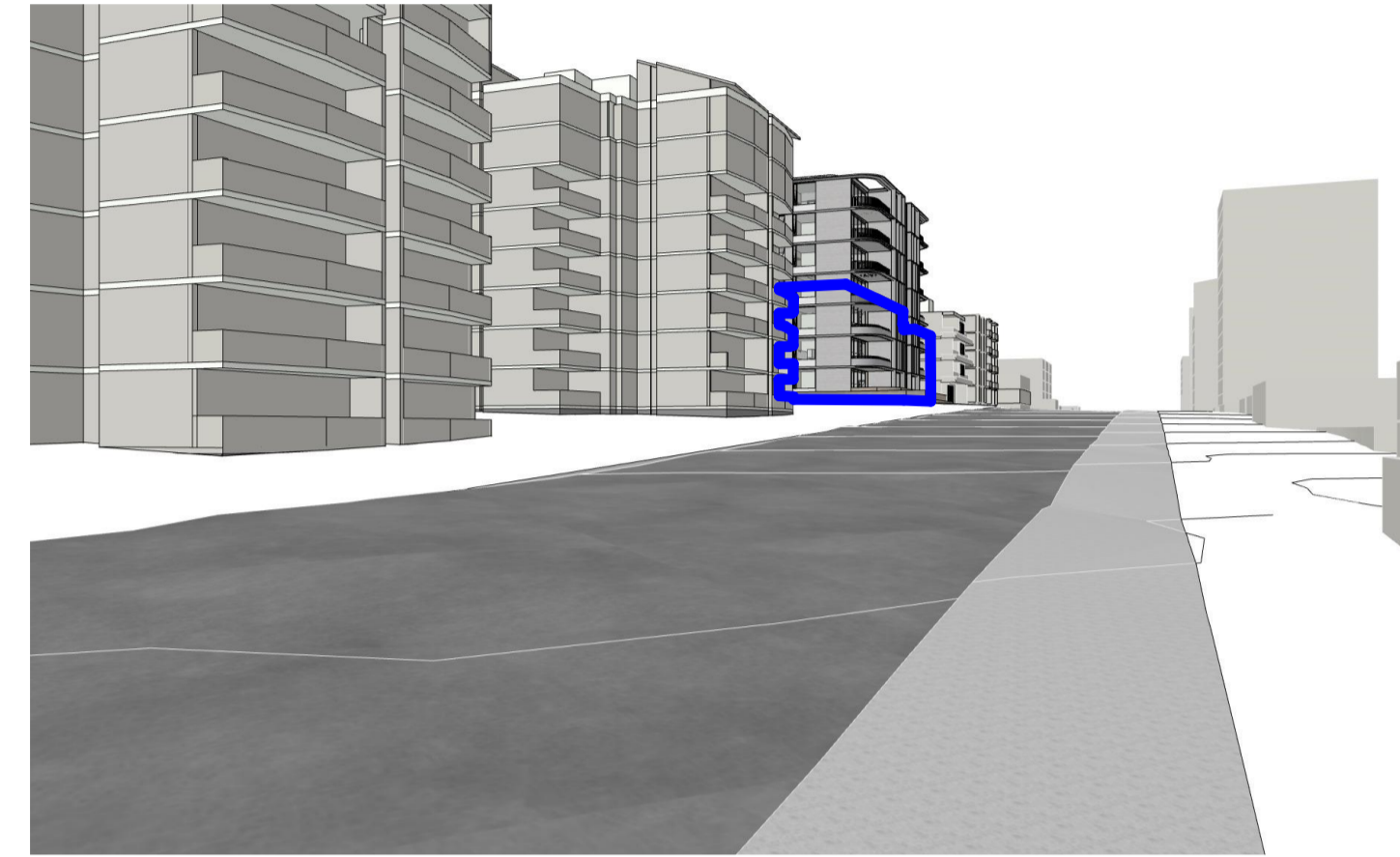


PROPOSED

06

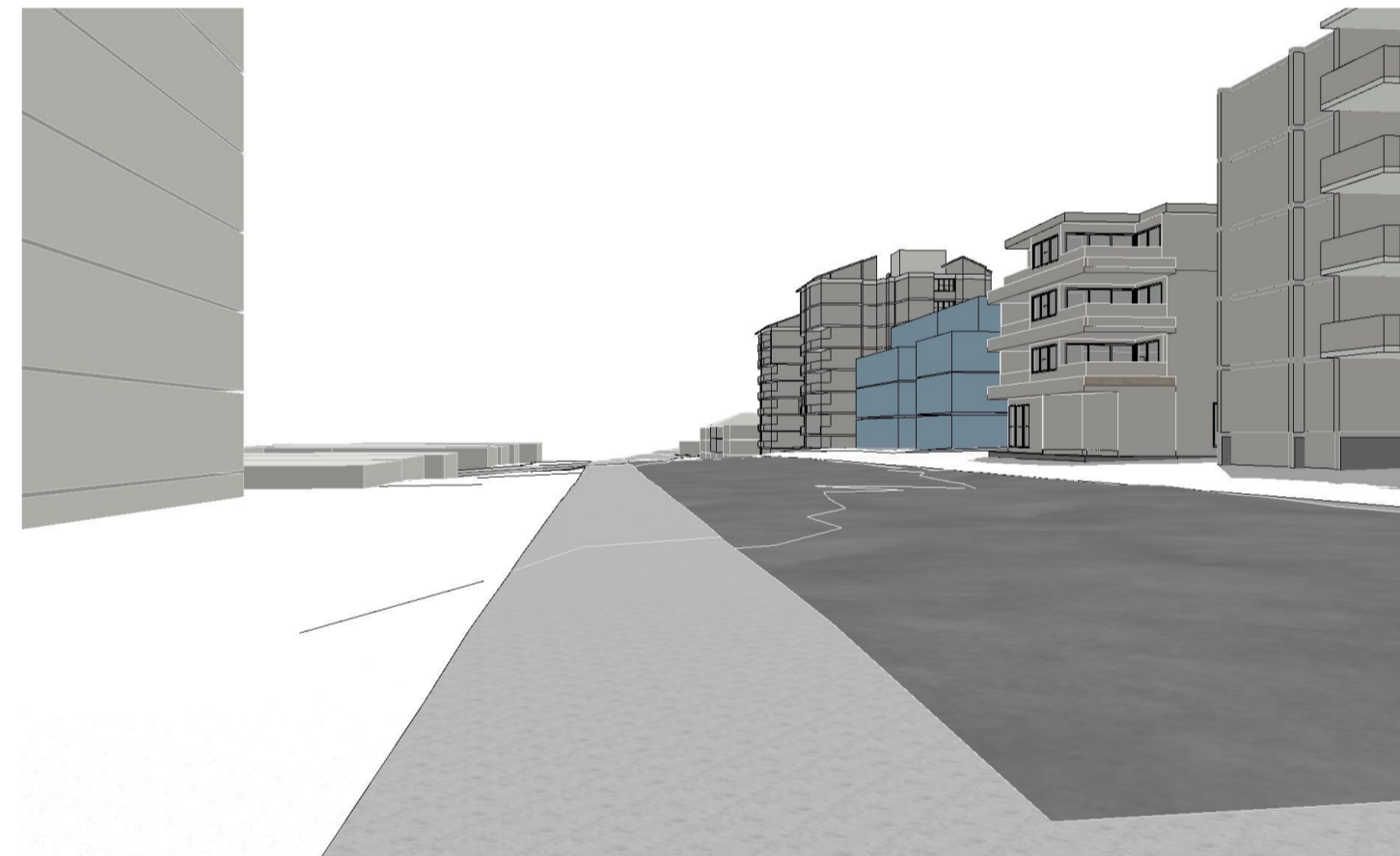


COMPLIANT

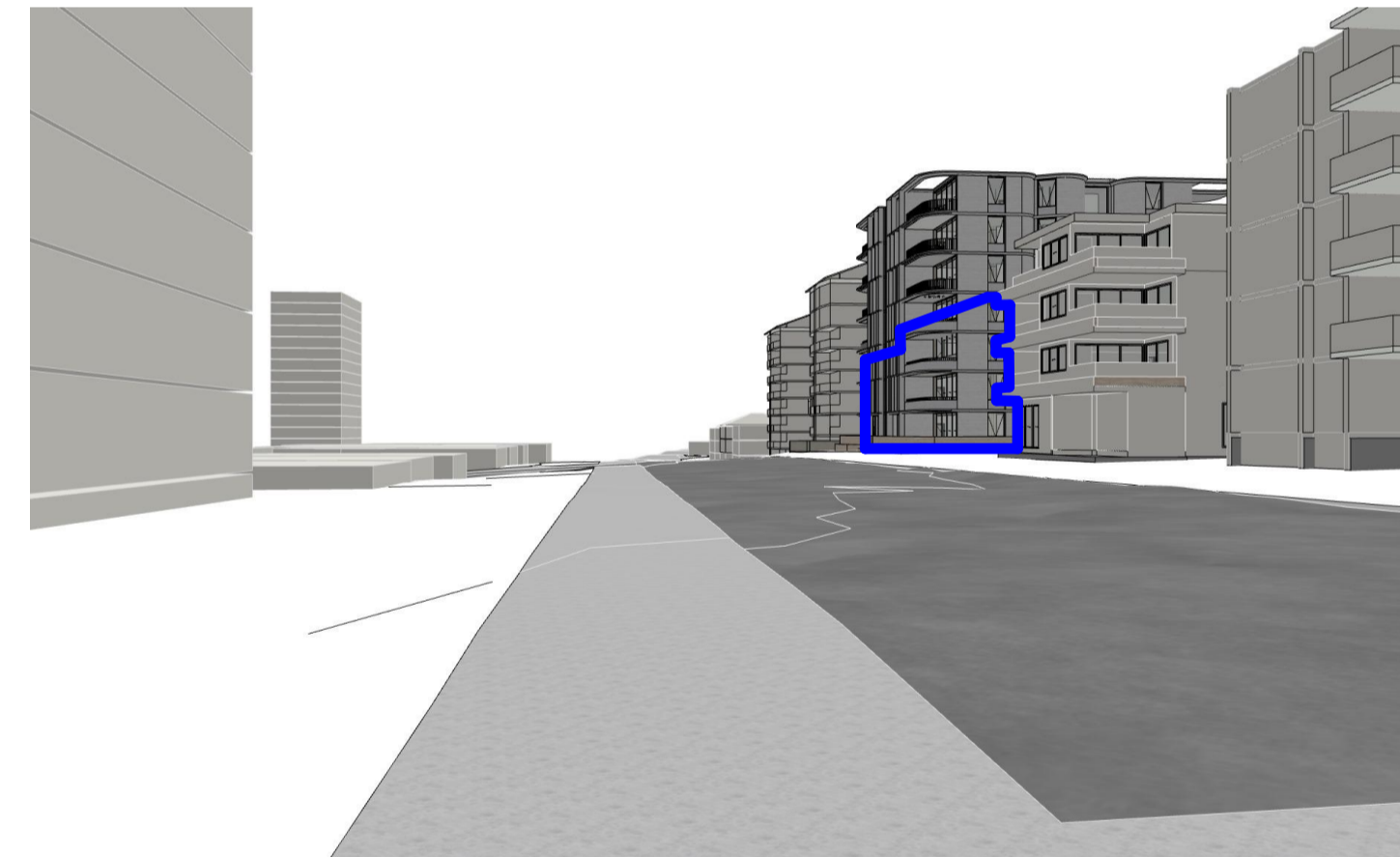


PROPOSED

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

**VIEW ANALYSIS COMPARISON-  
GERARD STREET**

DRAWING NUMBER	REVISION
A-DA.001.4	04

# PART B: VIEW IMPACT ANALYSIS FROM THE NEIGHBOURING PROPERTIES

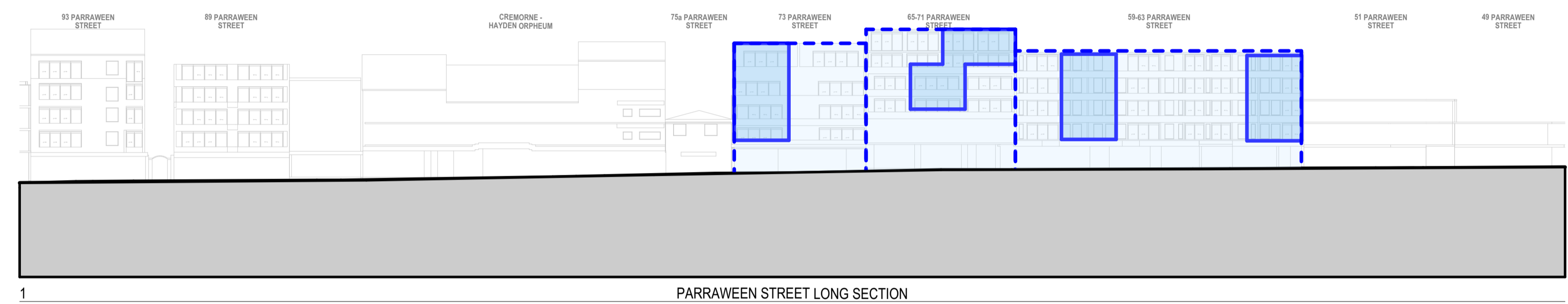
THE PROPERTIES THAT HAVE BEEN TESTED FOR VIEW IMPACT RESIDE TO THE SOUTH OF THE SITE IN PARRAWEEEN STREET AND TO THE EAST IN GERARD STREET

## PARRAWEEEN STREET

73 PARRAWEEEN STREET

65-71 PARRAWEEEN STREET

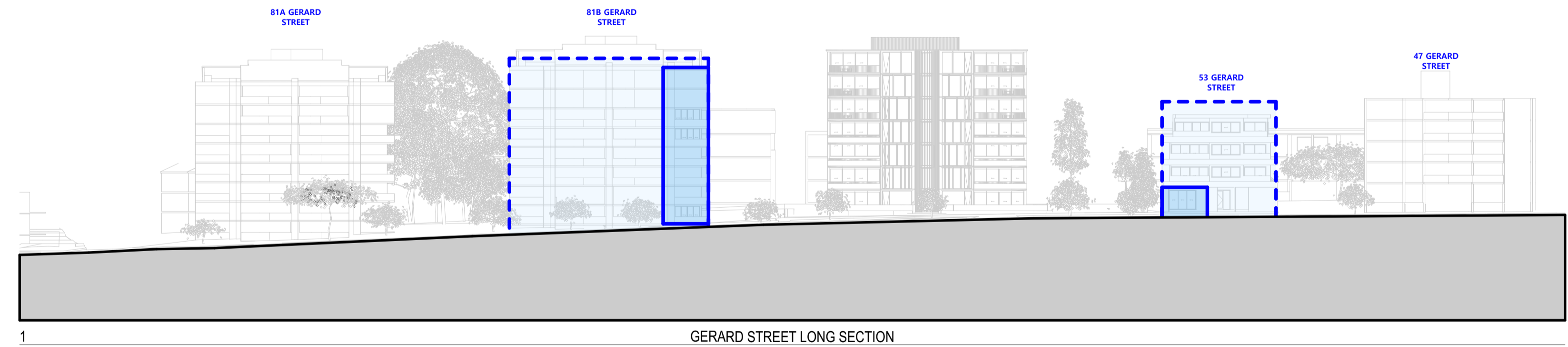
59-63 PARRAWEEEN STREET



## GERARD STREET

81 B GERARD STREET

53 GERARD 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

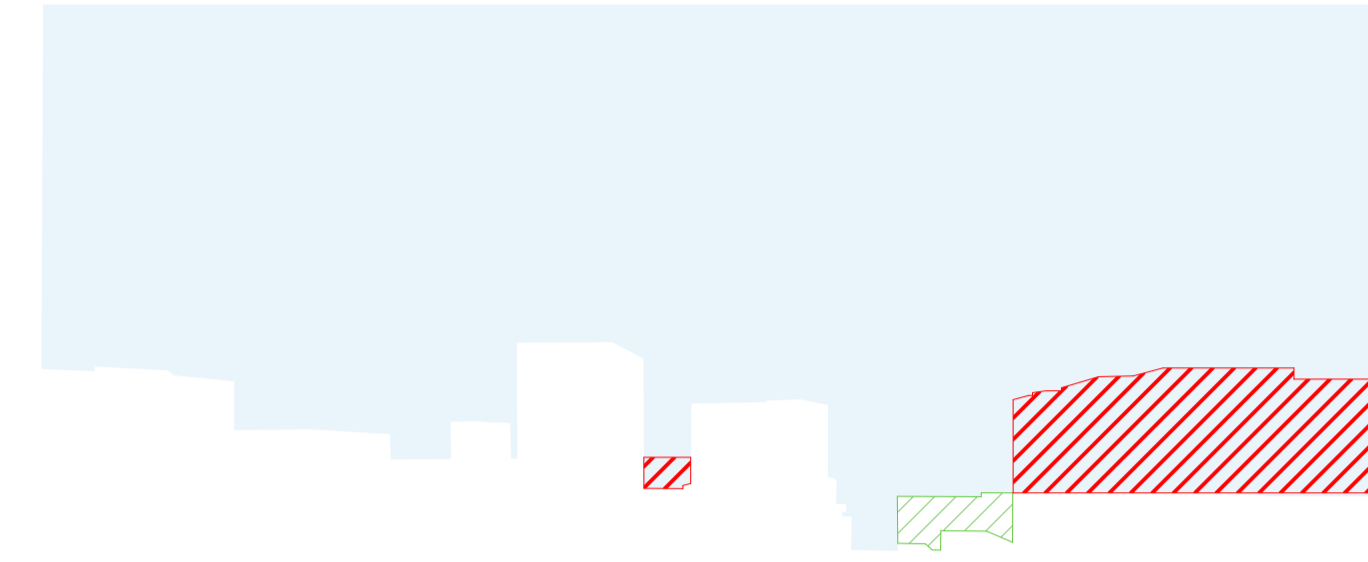
**VIEW ANALYSIS ELEVATION  
SUMMARY**

DRAWING NUMBER	REVISION
A-DA.001.5	04

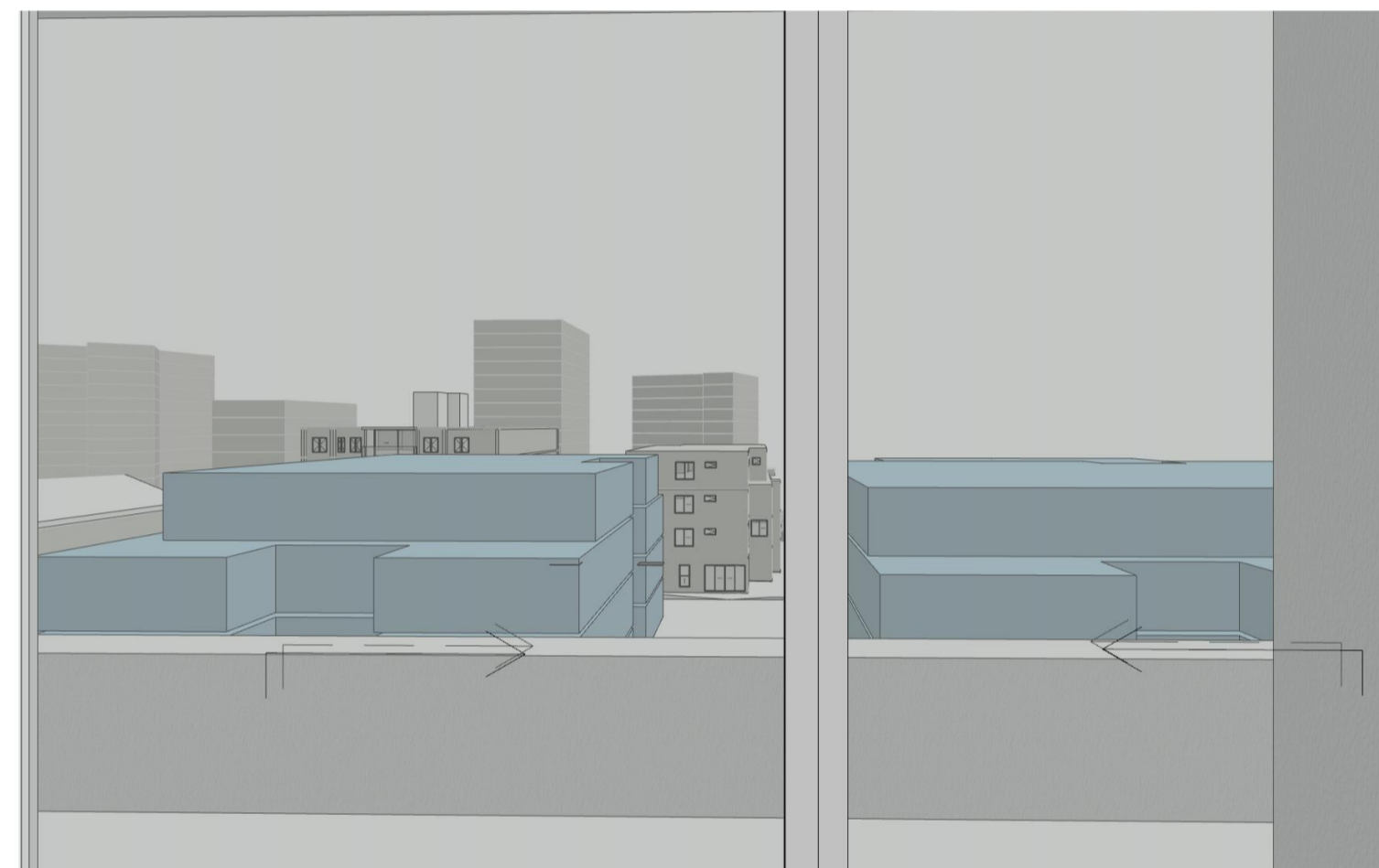
# 59-63 PARRAWEEEN STREET - LVL 04



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
92% OF VIEW RETAINED

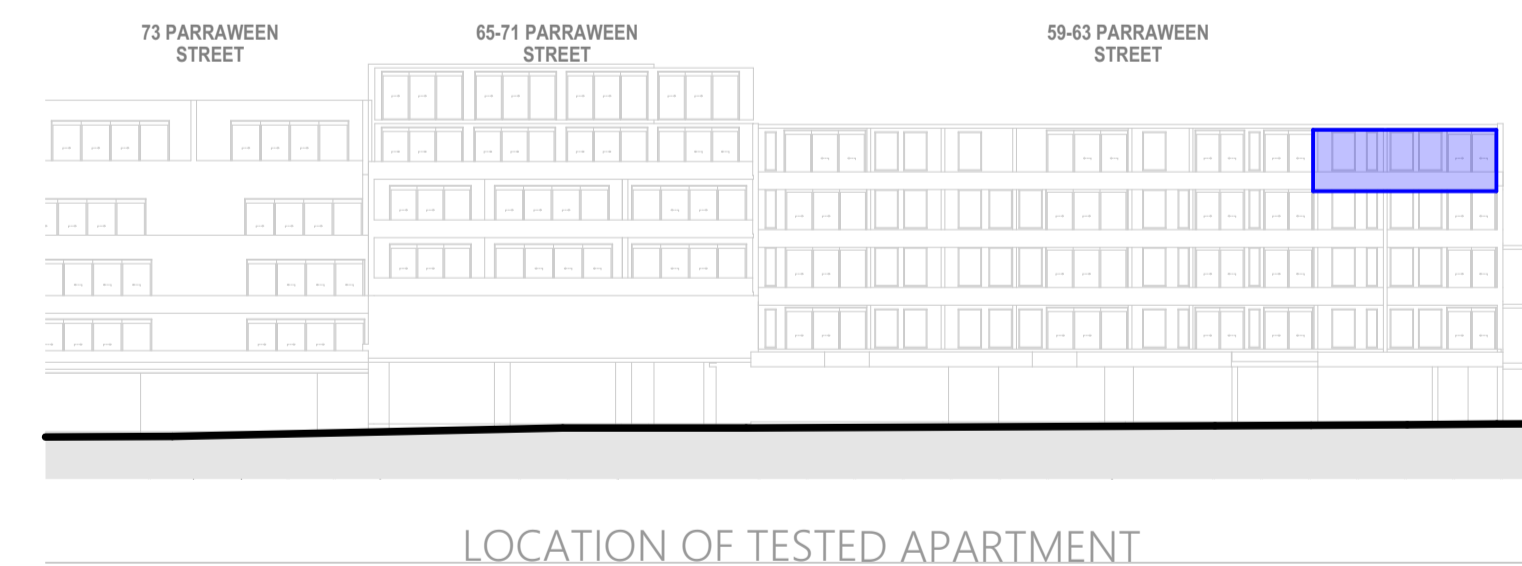
## DESCRIPTION

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

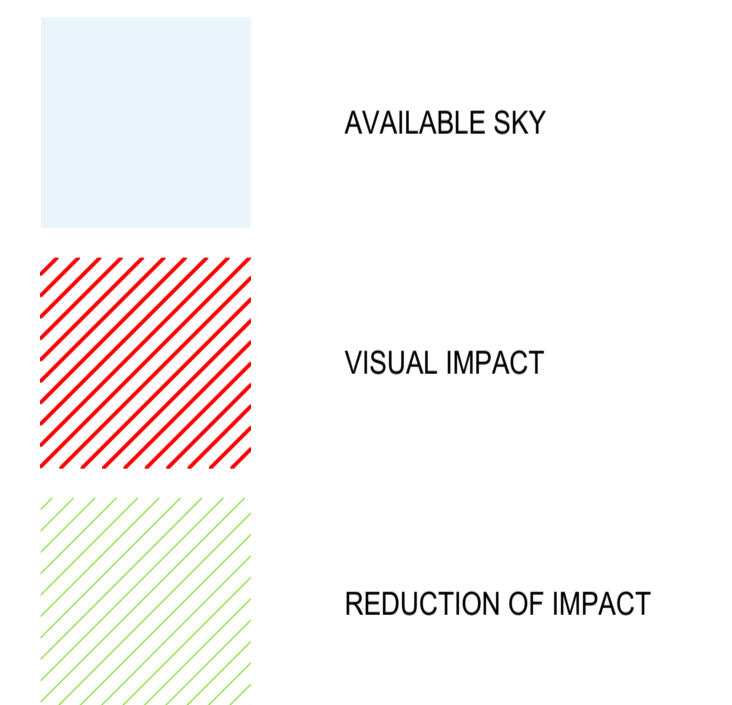
UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

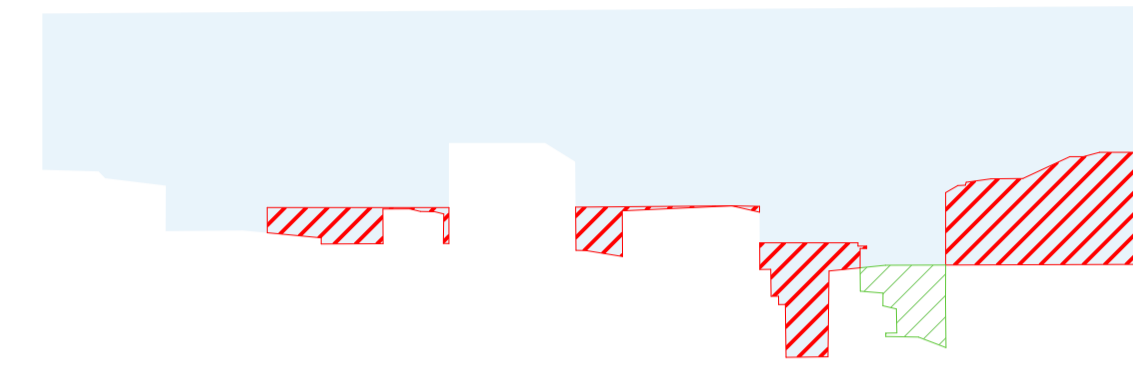
**VIEW ANALYSIS - 59-63  
PARRAWEEEN ST \_ LVL 04**

DRAWING NUMBER	REVISION
A-DA.001.6	04

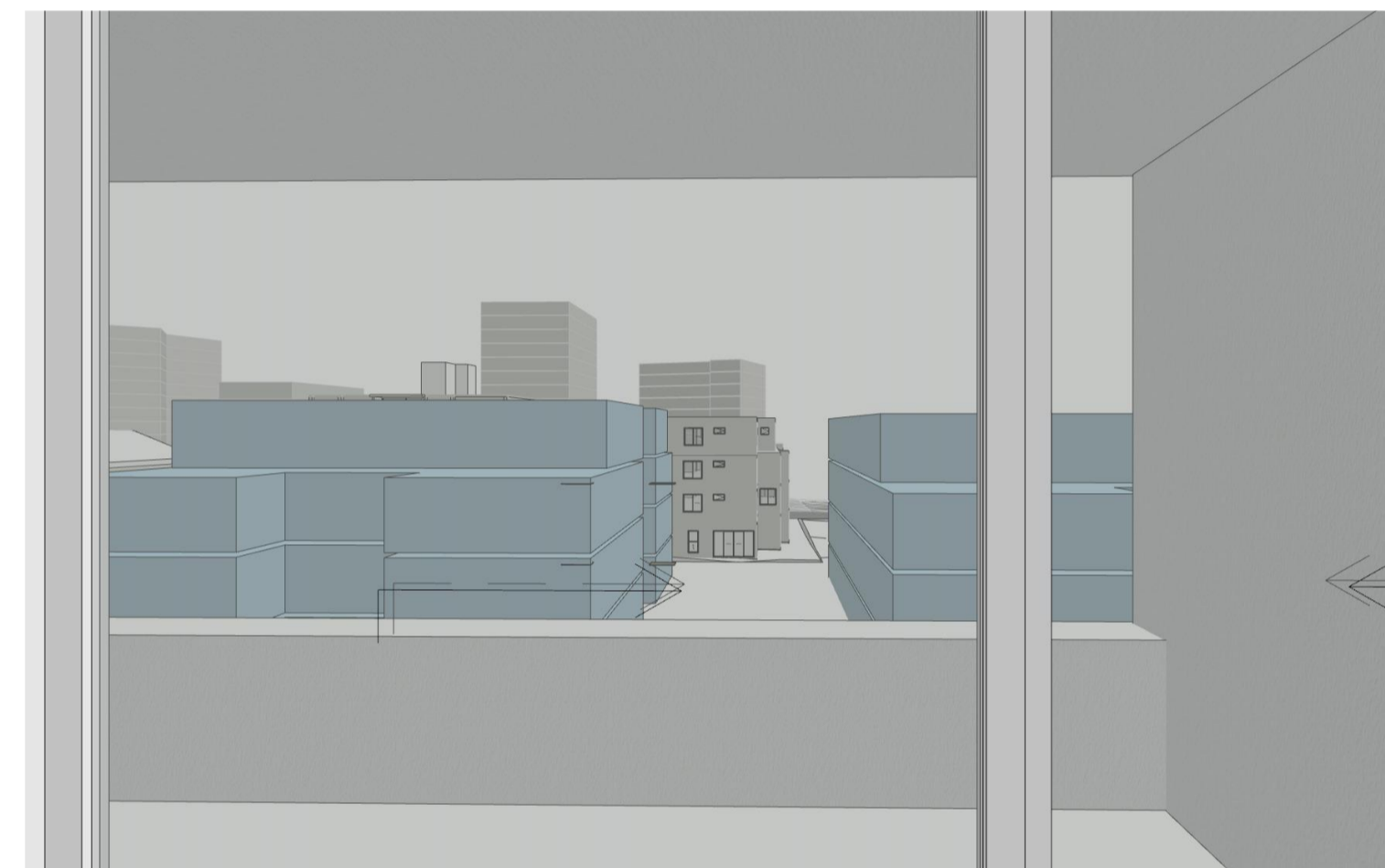
# 59-63 PARRAWEEEN STREET - LVL 03



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
86% OF VIEW RETAINED

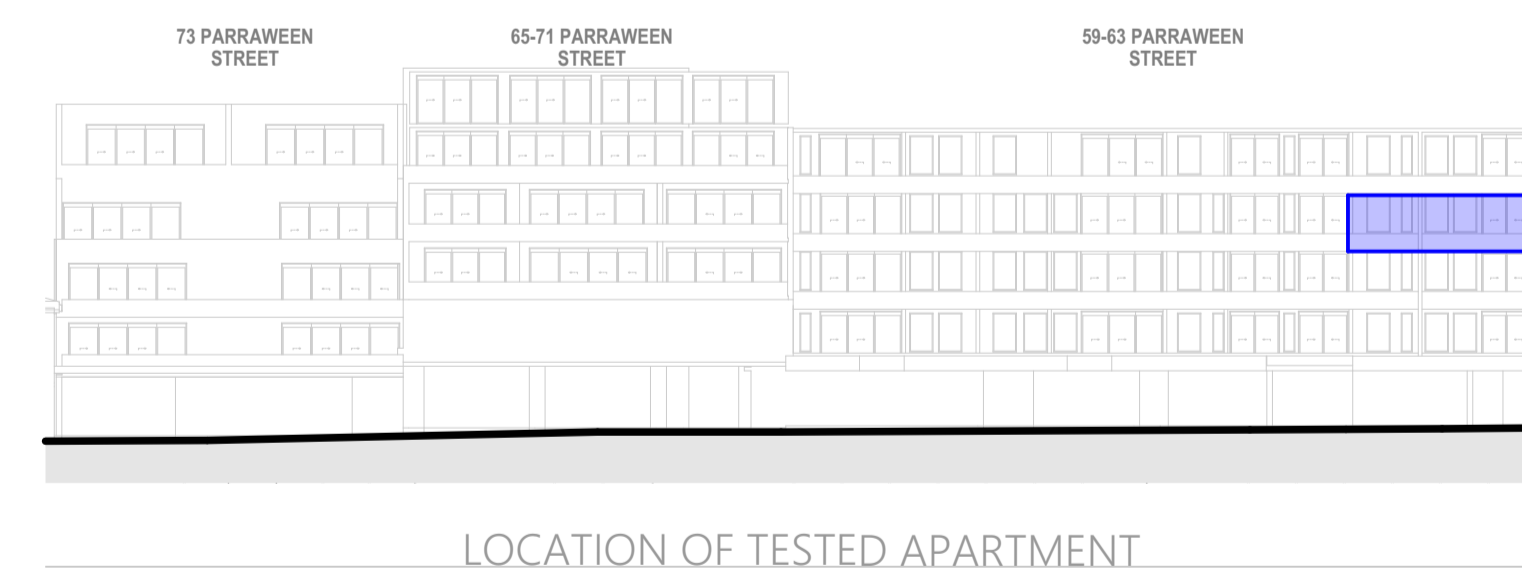
## DESCRIPTION

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

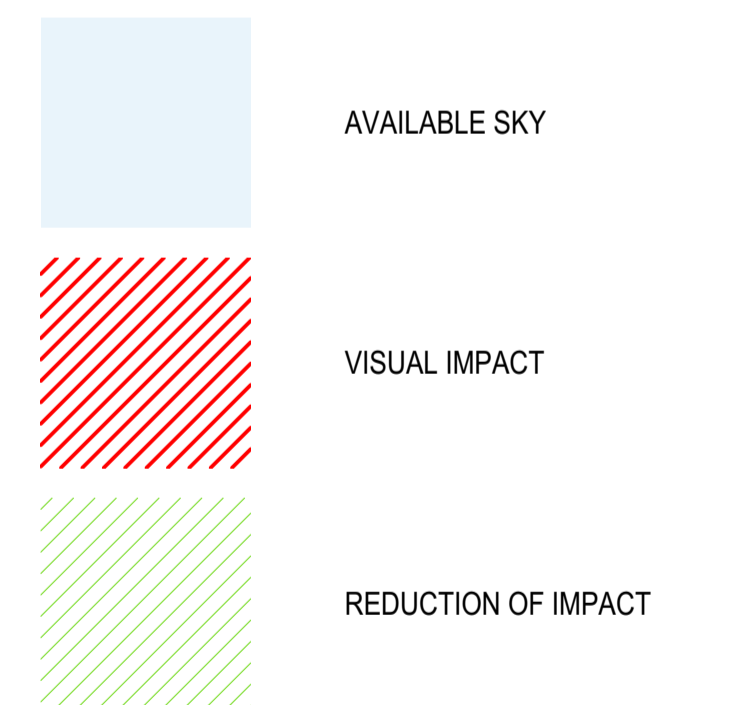
UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

**VIEW ANALYSIS - 59-63  
PARRAWEEEN ST \_ LVL 03**

DRAWING NUMBER

A-DA.001.7

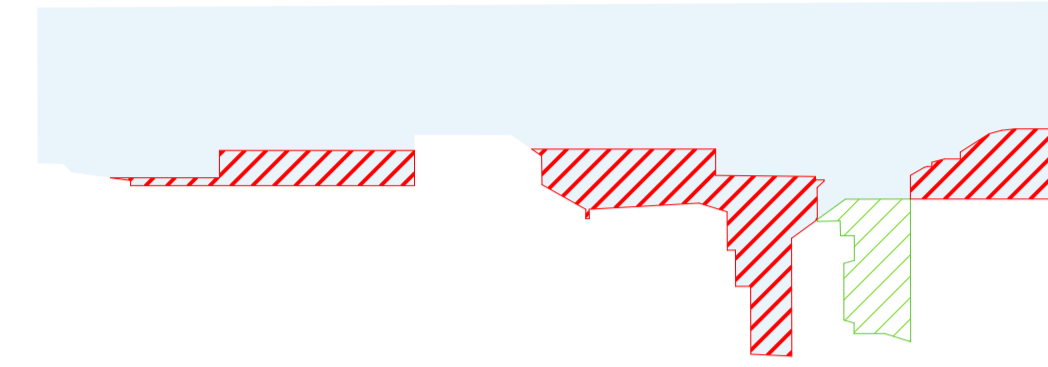
REVISION

04

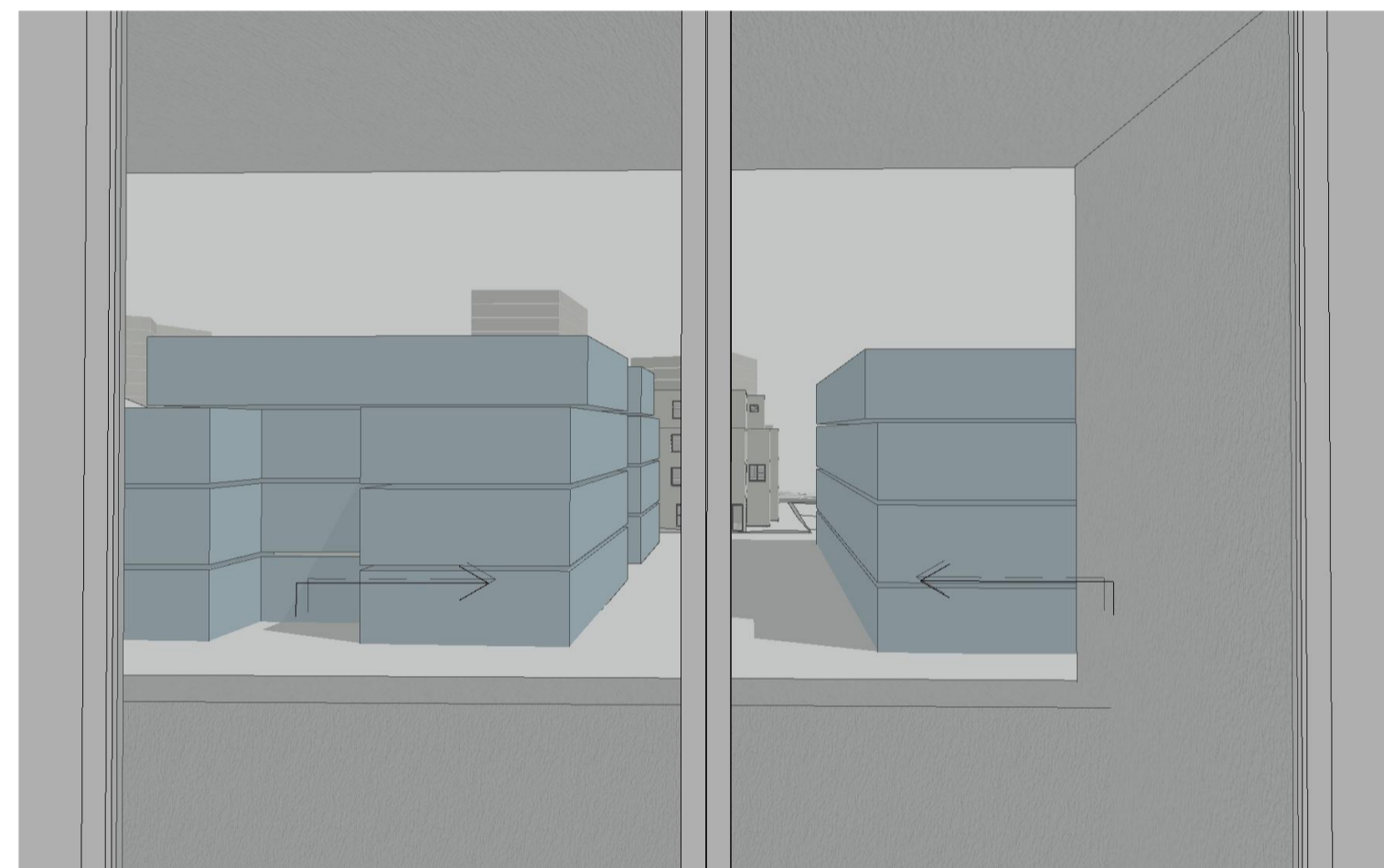
# 59-63 PARRAWEEEN STREET - LVL 02



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
92% OF VIEW RETAINED

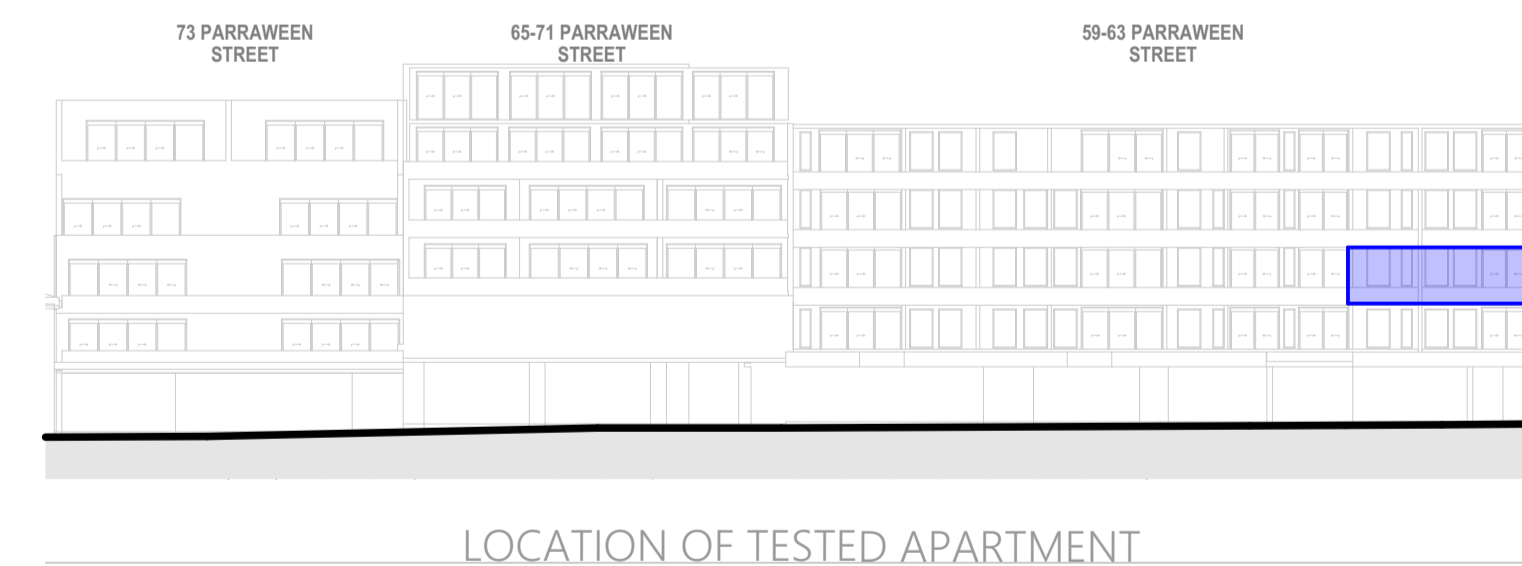
## DESCRIPTION

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

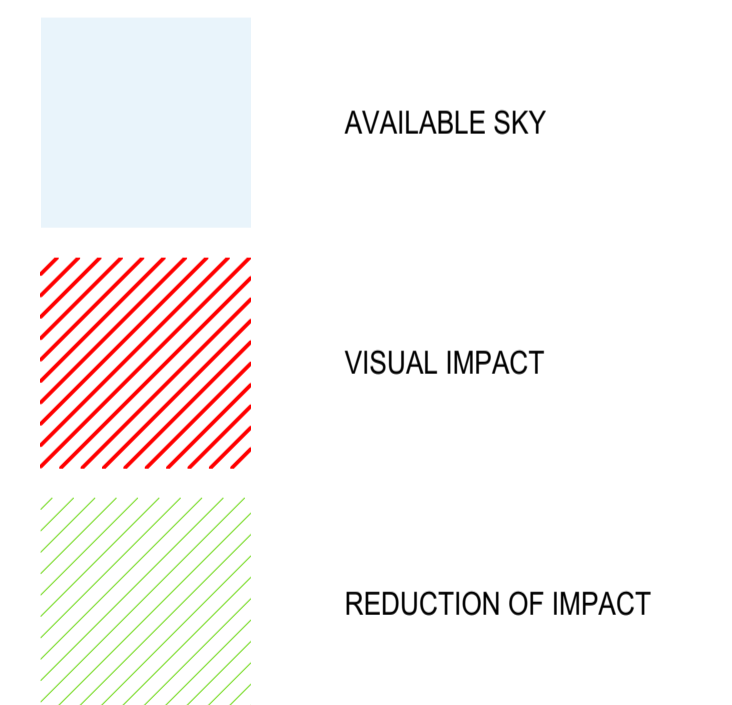
UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

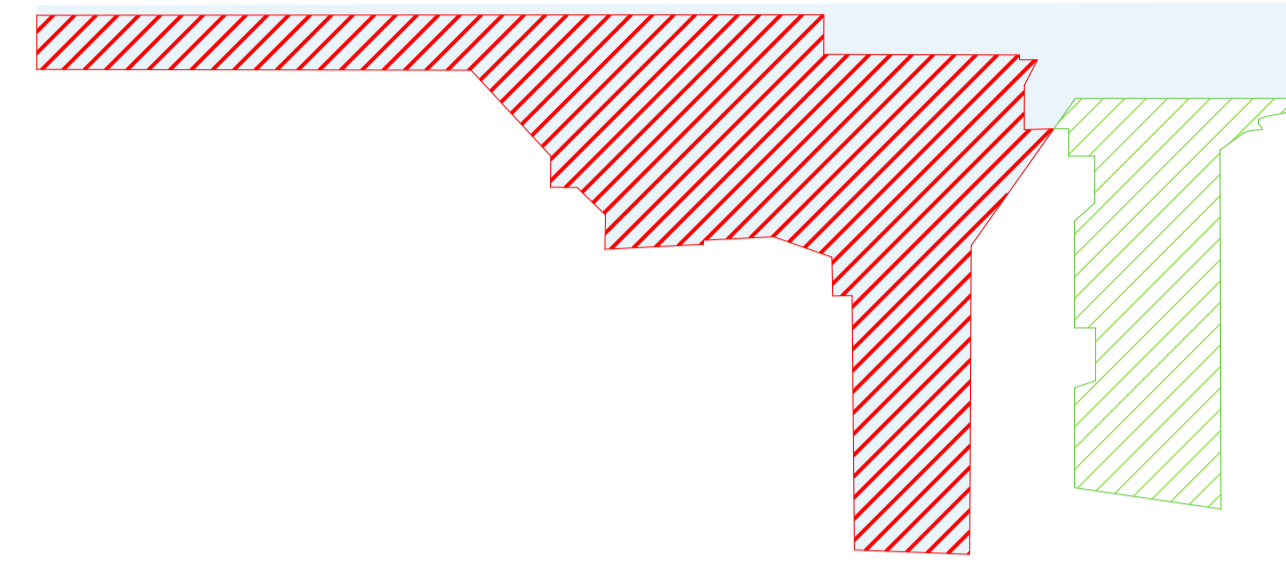
**VIEW ANALYSIS - 59-63  
PARRAWEEEN ST \_ LVL 02**

DRAWING NUMBER	REVISION
A-DA.001.8	04

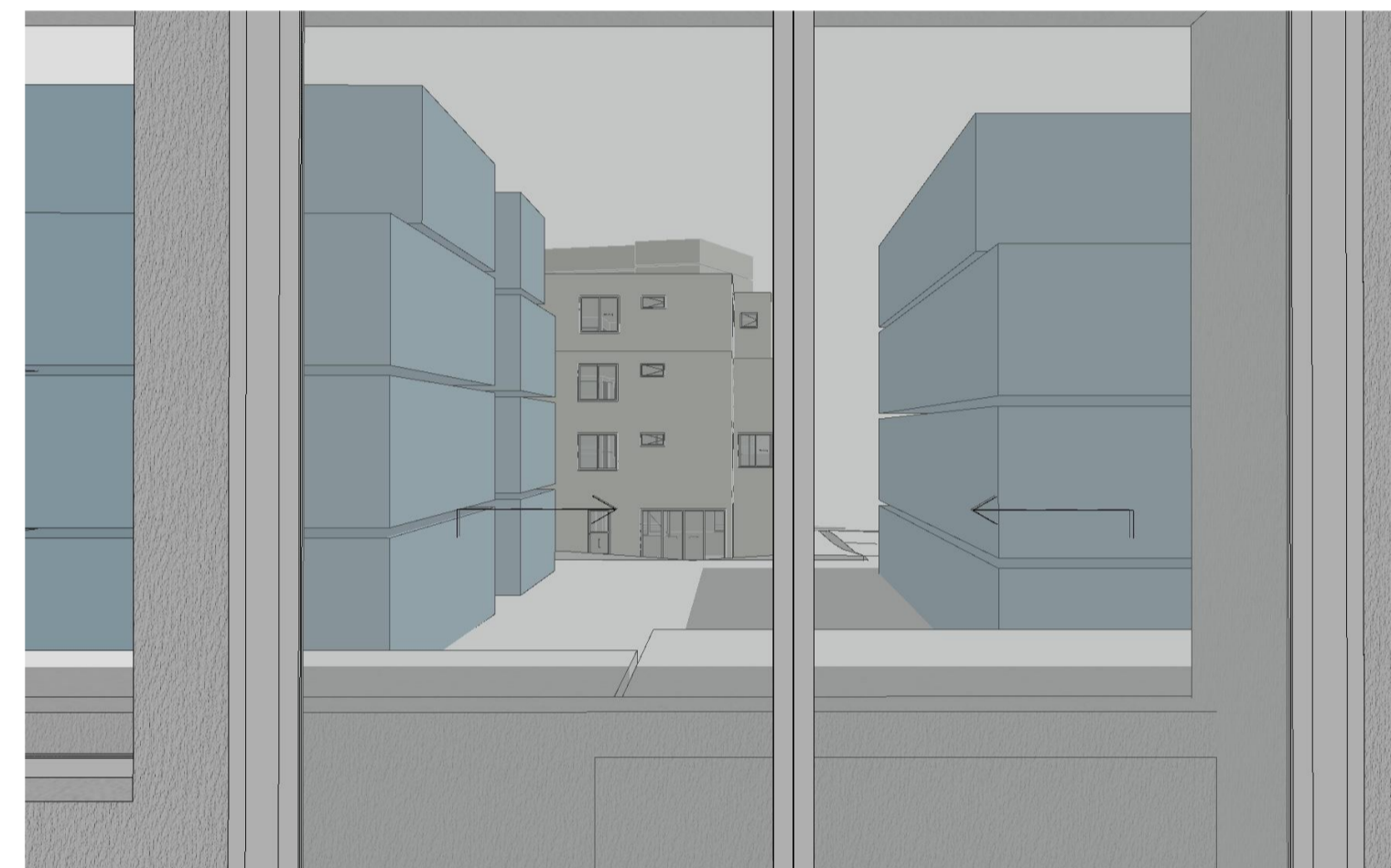
# 59-63 PARRAWEEEN STREET - LVL 01



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
39% OF VIEW RETAINED

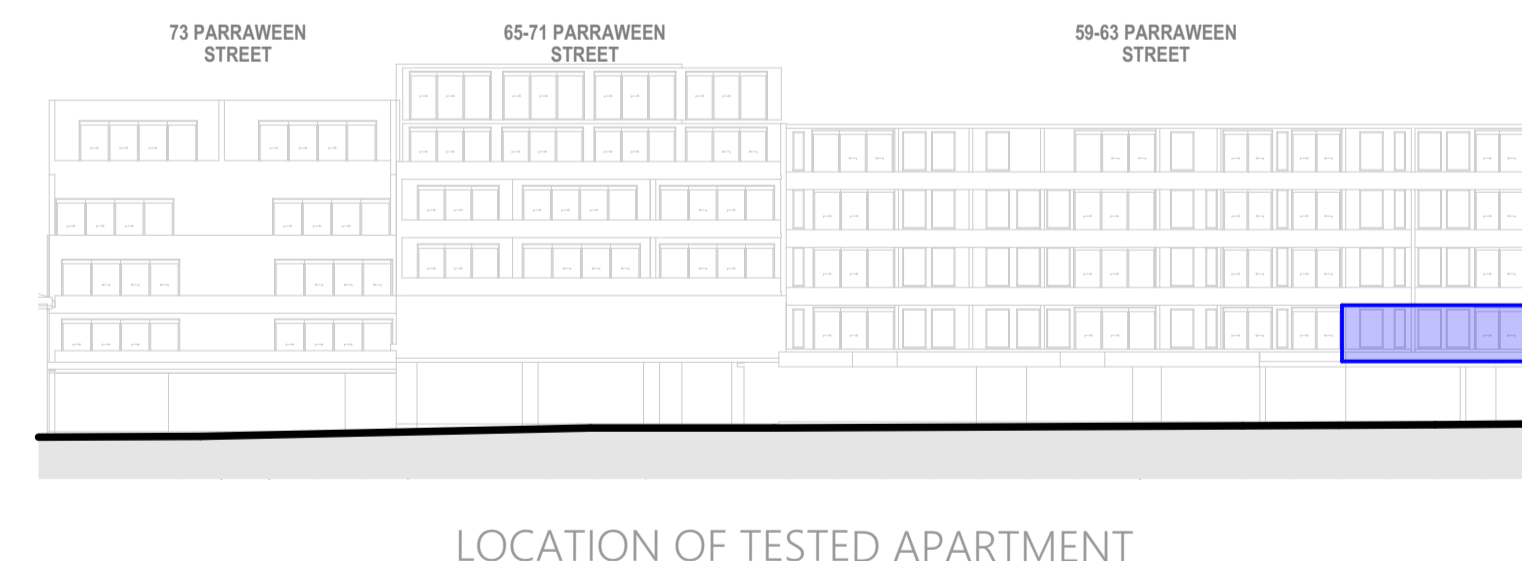
## DESCRIPTION

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

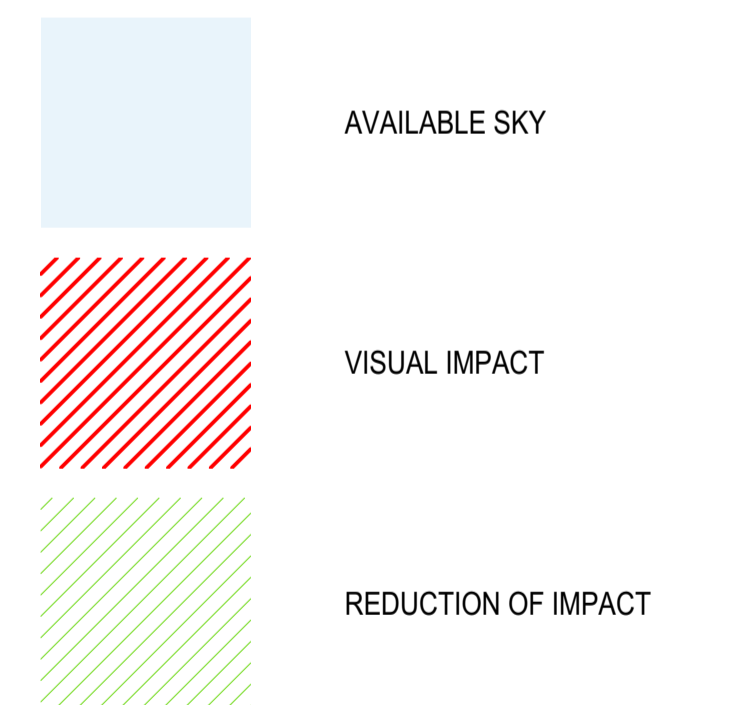
UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

**VIEW ANALYSIS - 59-63  
PARRAWEEEN ST \_ LVL 01**

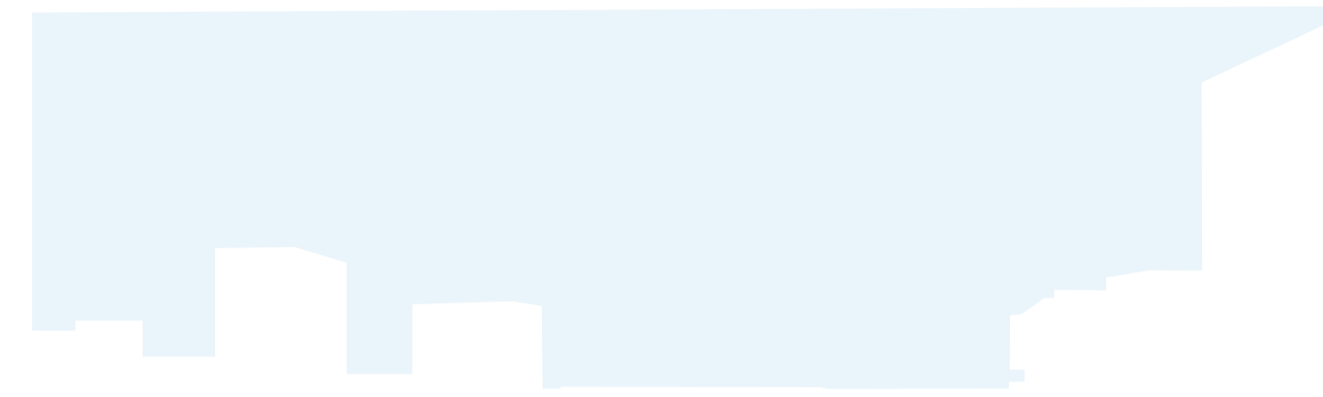
DRAWING NUMBER

A-DA.001.9

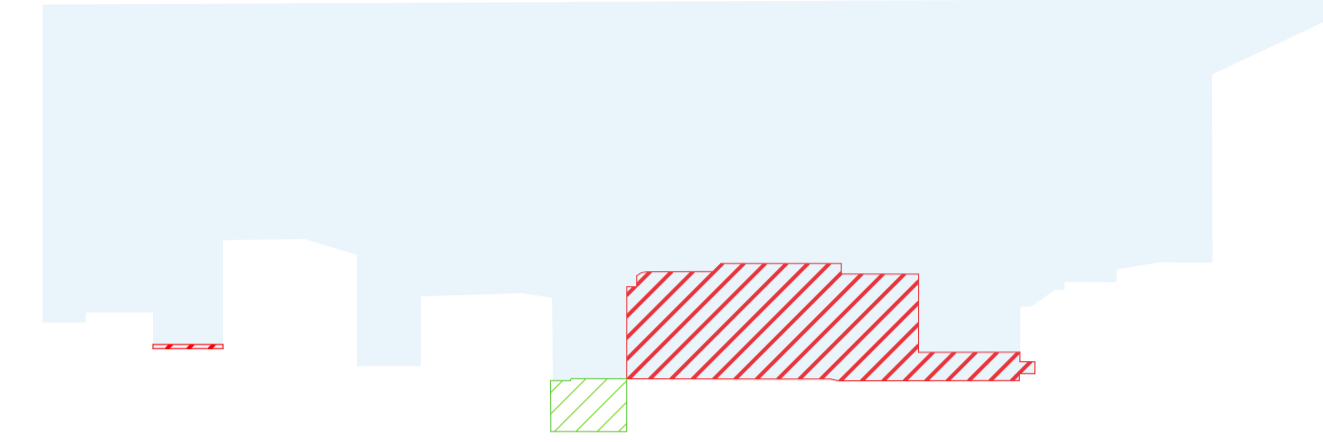
REVISION

04

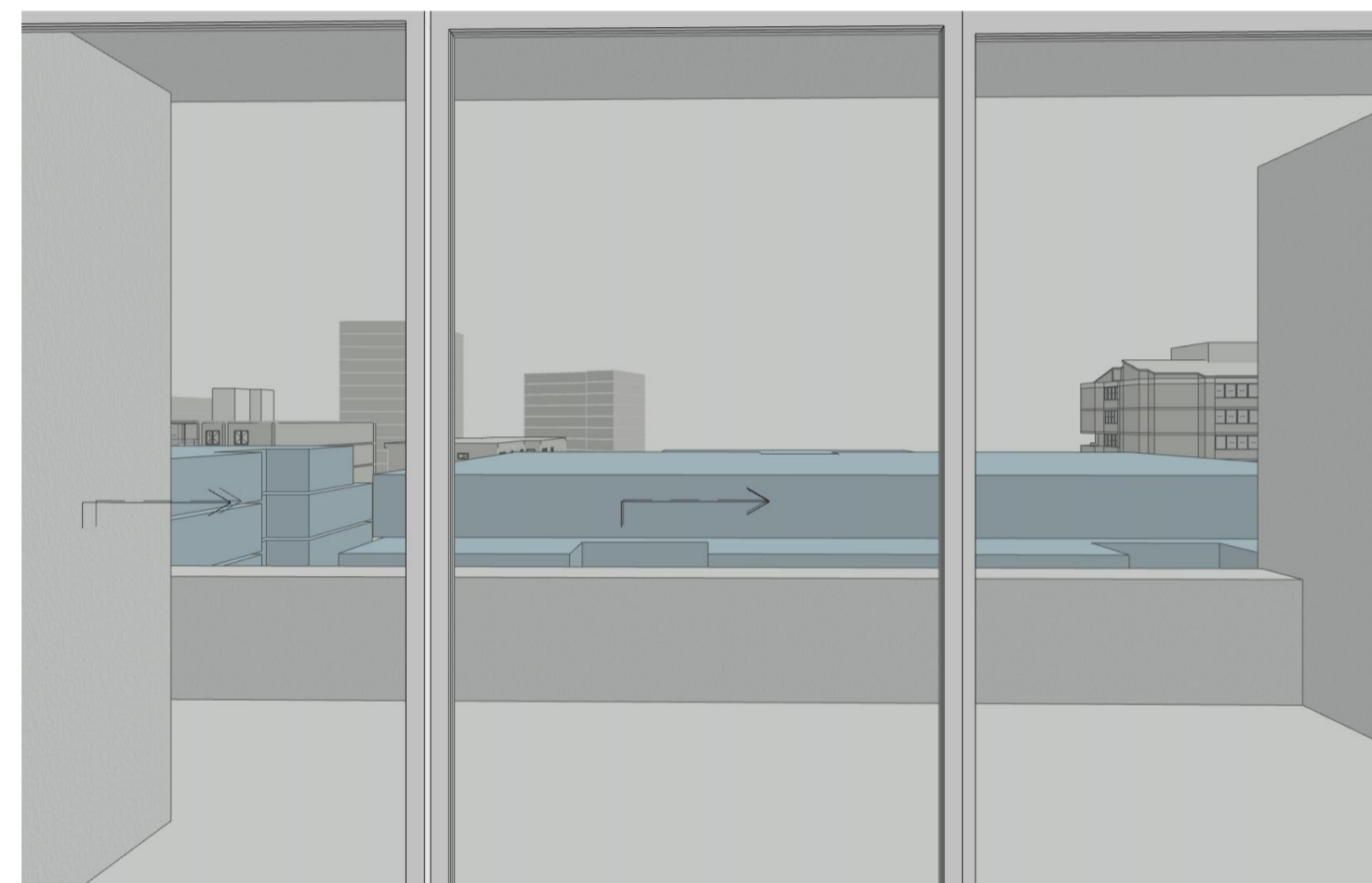
# 59-63 PARRAWEEEN STREET - LVL 04



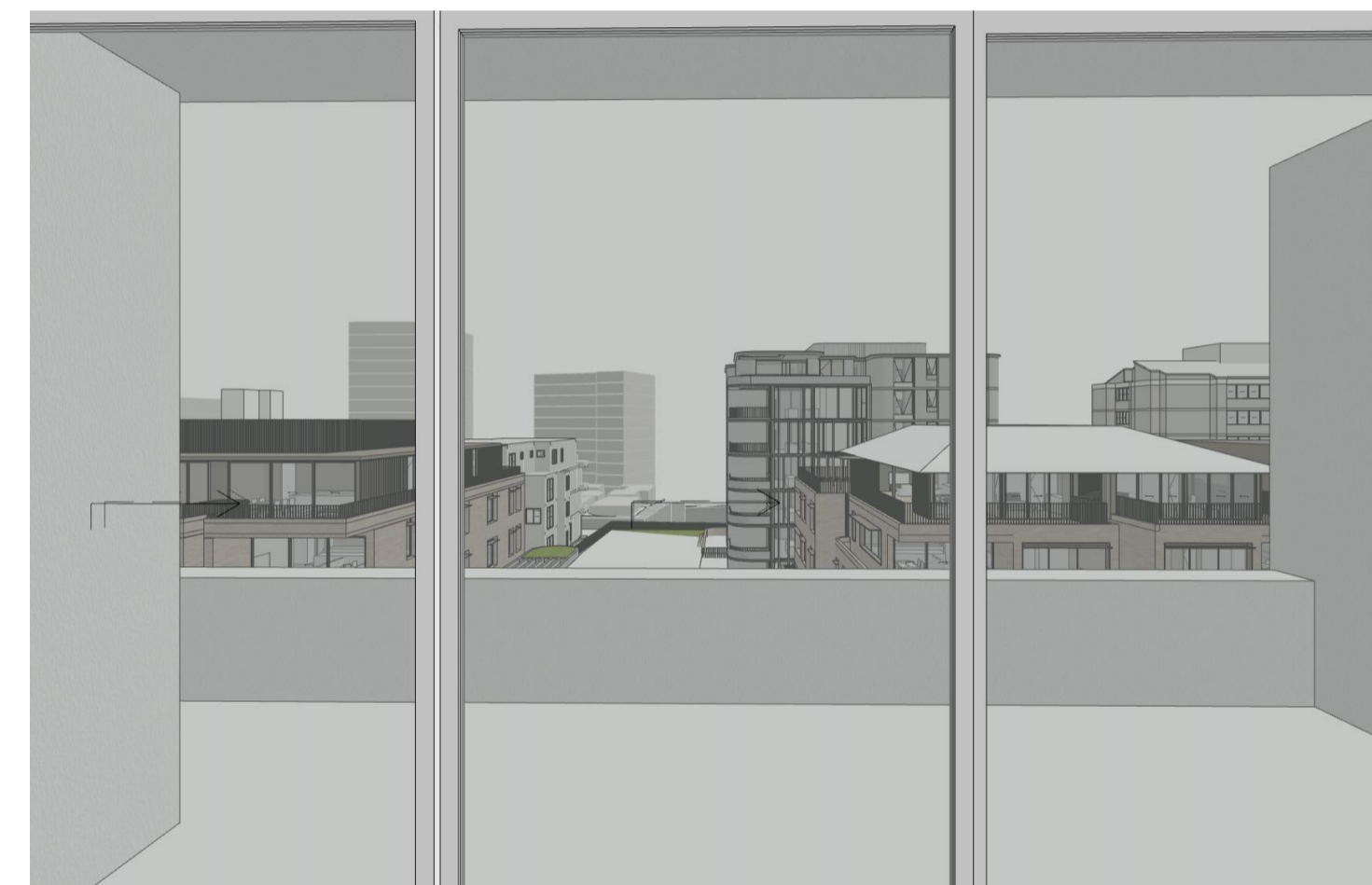
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
91% OF VIEW RETAINED

## DESCRIPTION

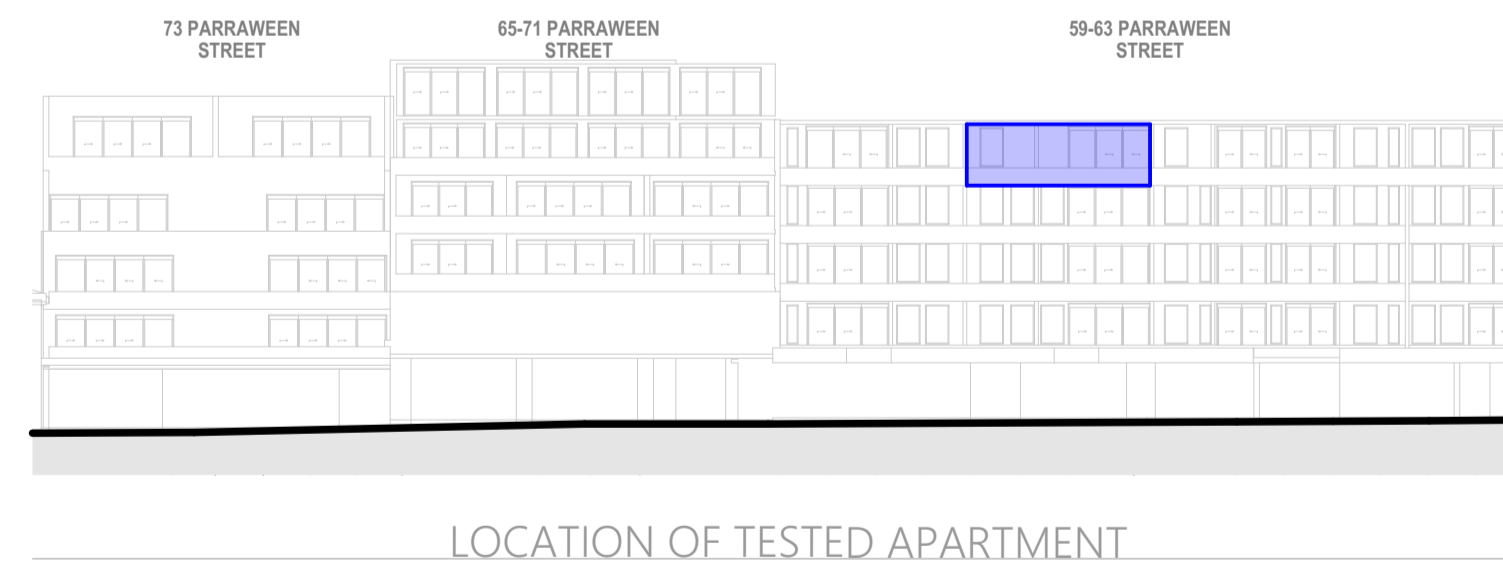
THE APARTMENT LOCATED ON LEVEL 04 OF 59-63 PARRAWEEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

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

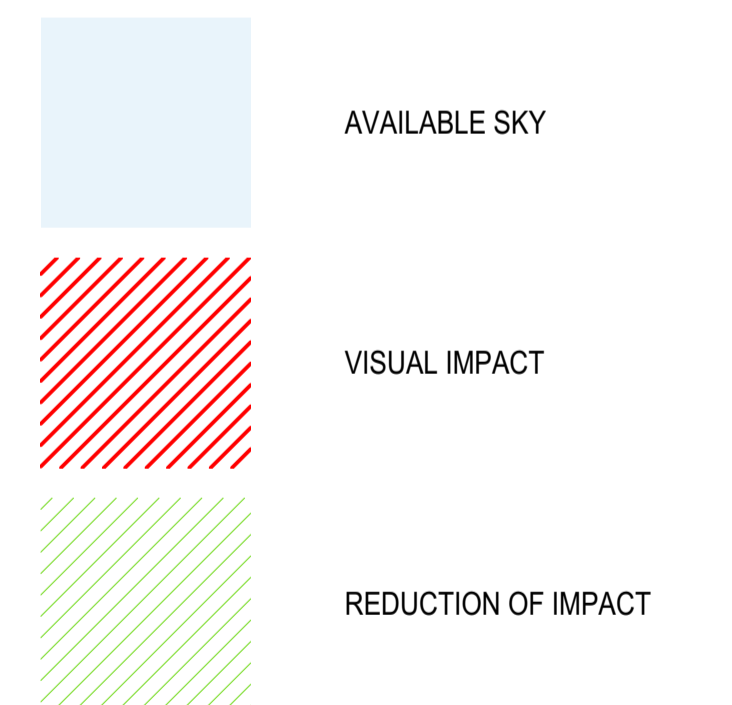
THE STREET OUTLOOK IS IMPROVED WITH THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

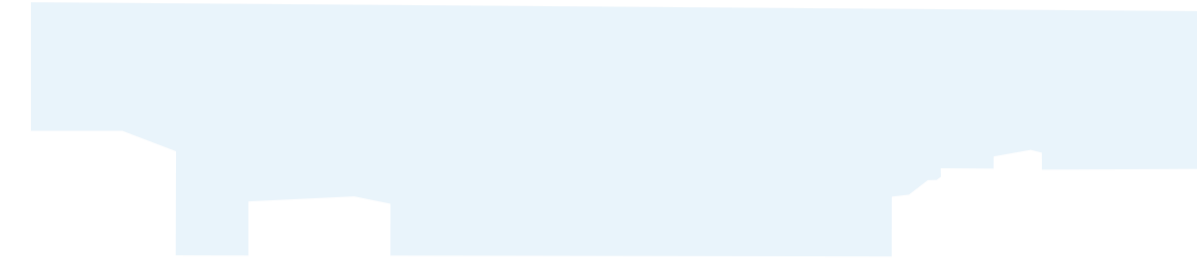
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

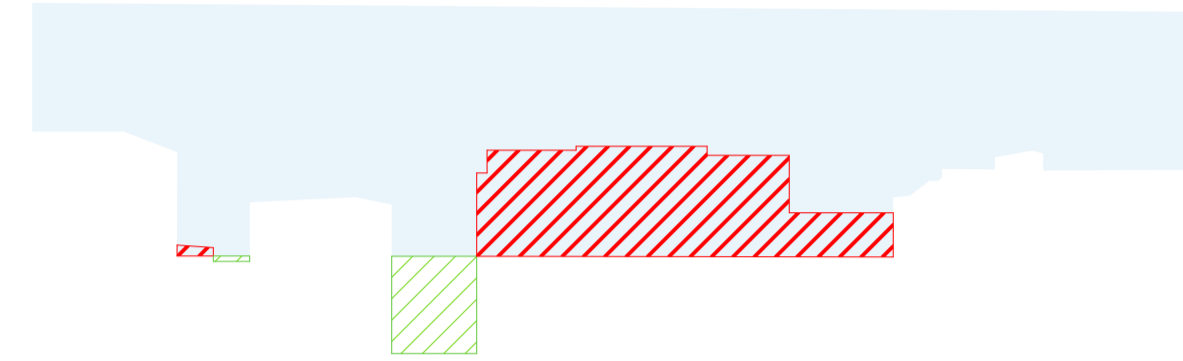
**VIEW ANALYSIS - 59-63  
PARRAWEEEN ST \_ LVL 04**

DRAWING NUMBER	REVISION
A-DA.001.10	04

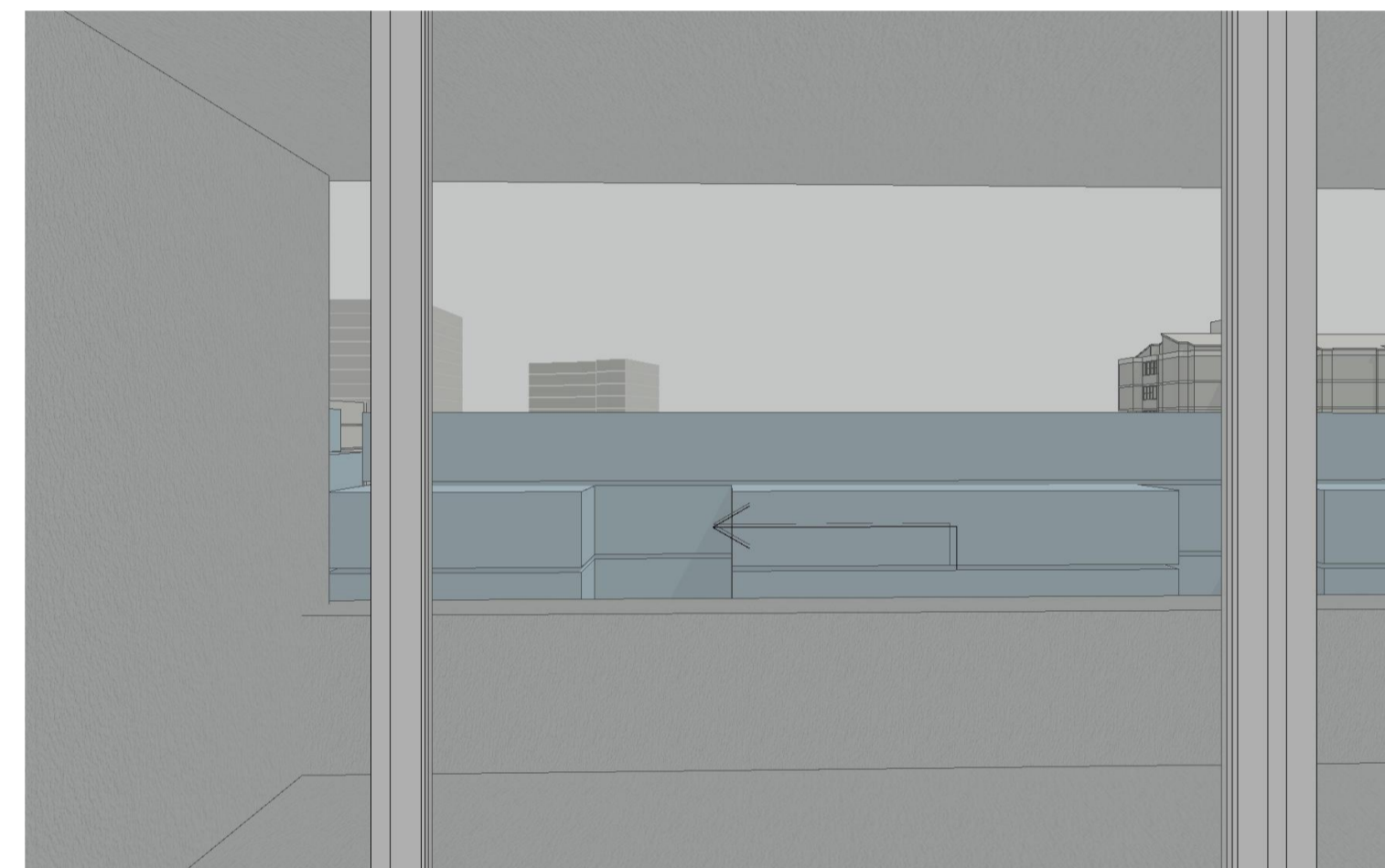
# 59-63 PARRAWEEN STREET - LVL 03



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
85% OF VIEW RETAINED

## DESCRIPTION

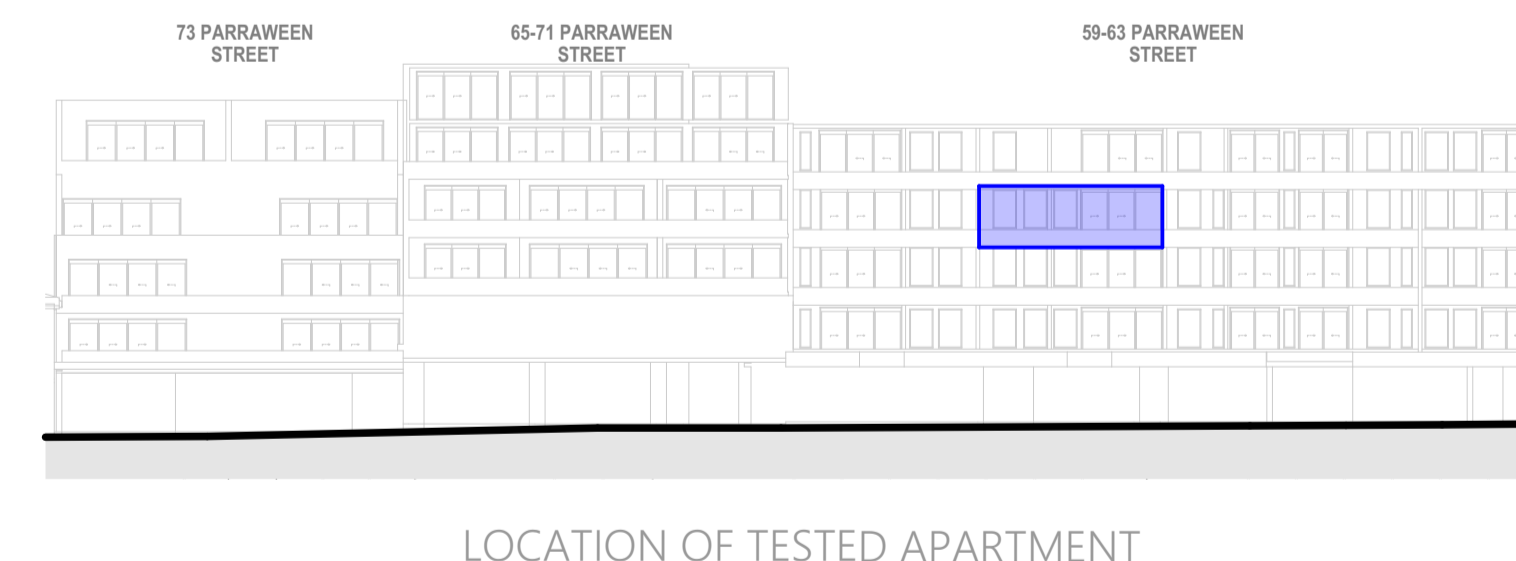
THE APARTMENT LOCATED ON LEVEL 03 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

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

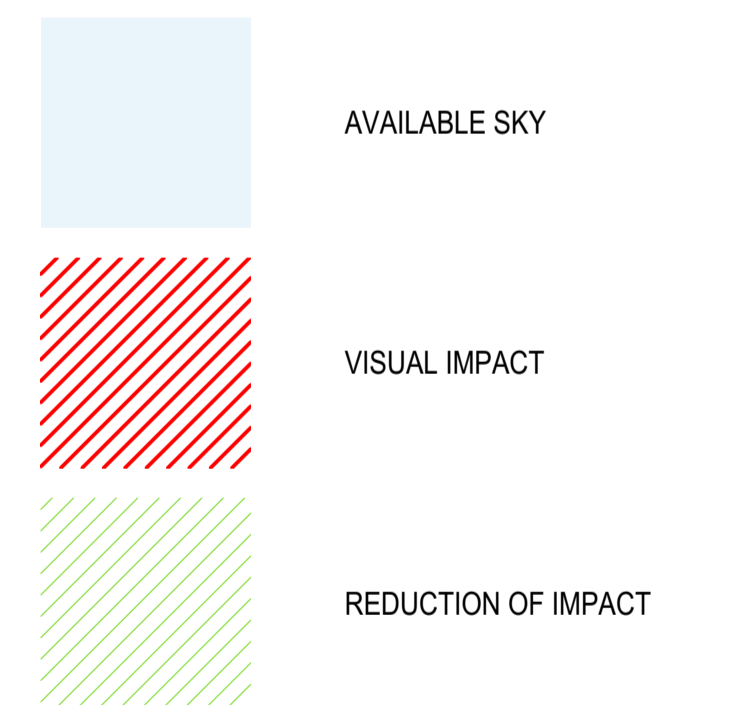
THE STREET OUTLOOK IS IMPROVED WITH THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

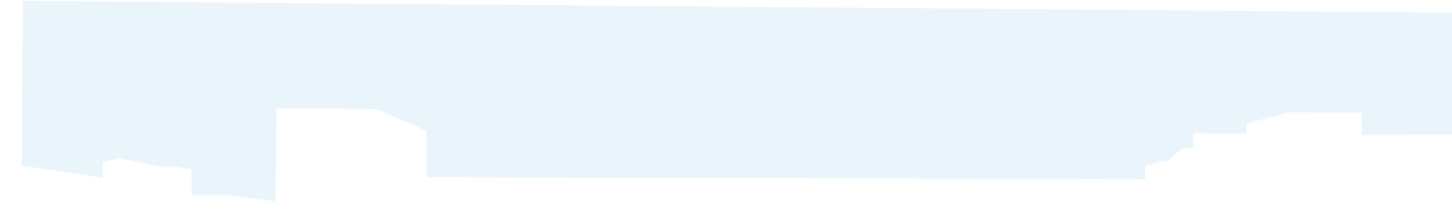
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

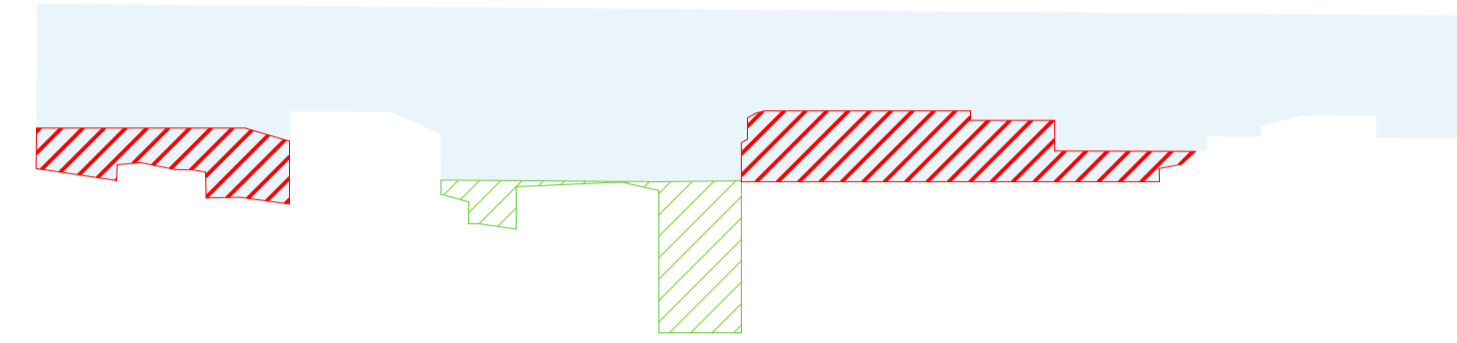
**VIEW ANALYSIS - 59-63  
PARRAWEEN ST \_ LVL 03**

DRAWING NUMBER	REVISION
A-DA.001.11	04

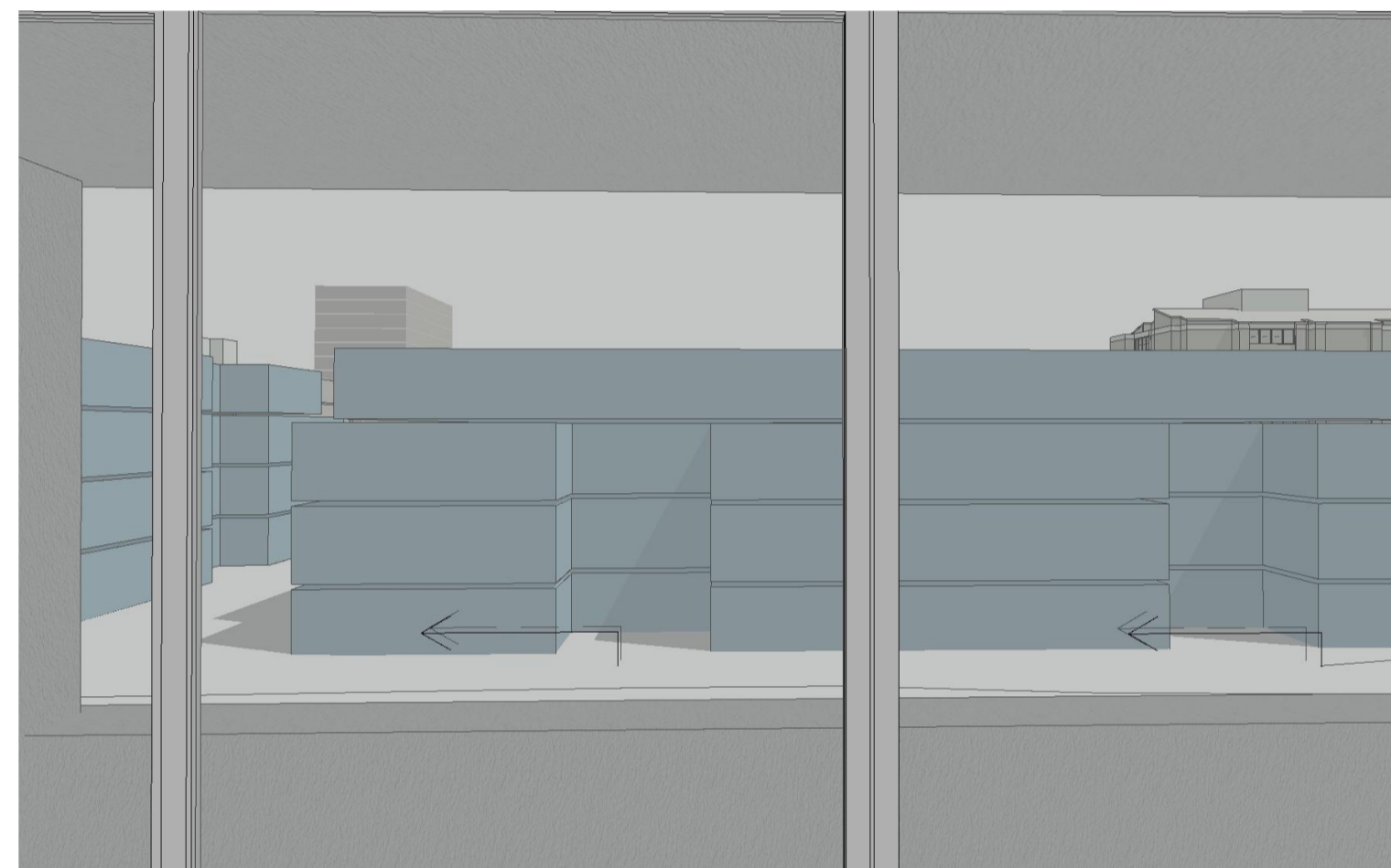
# 59-63 PARRAWEEEN STREET - LVL 02



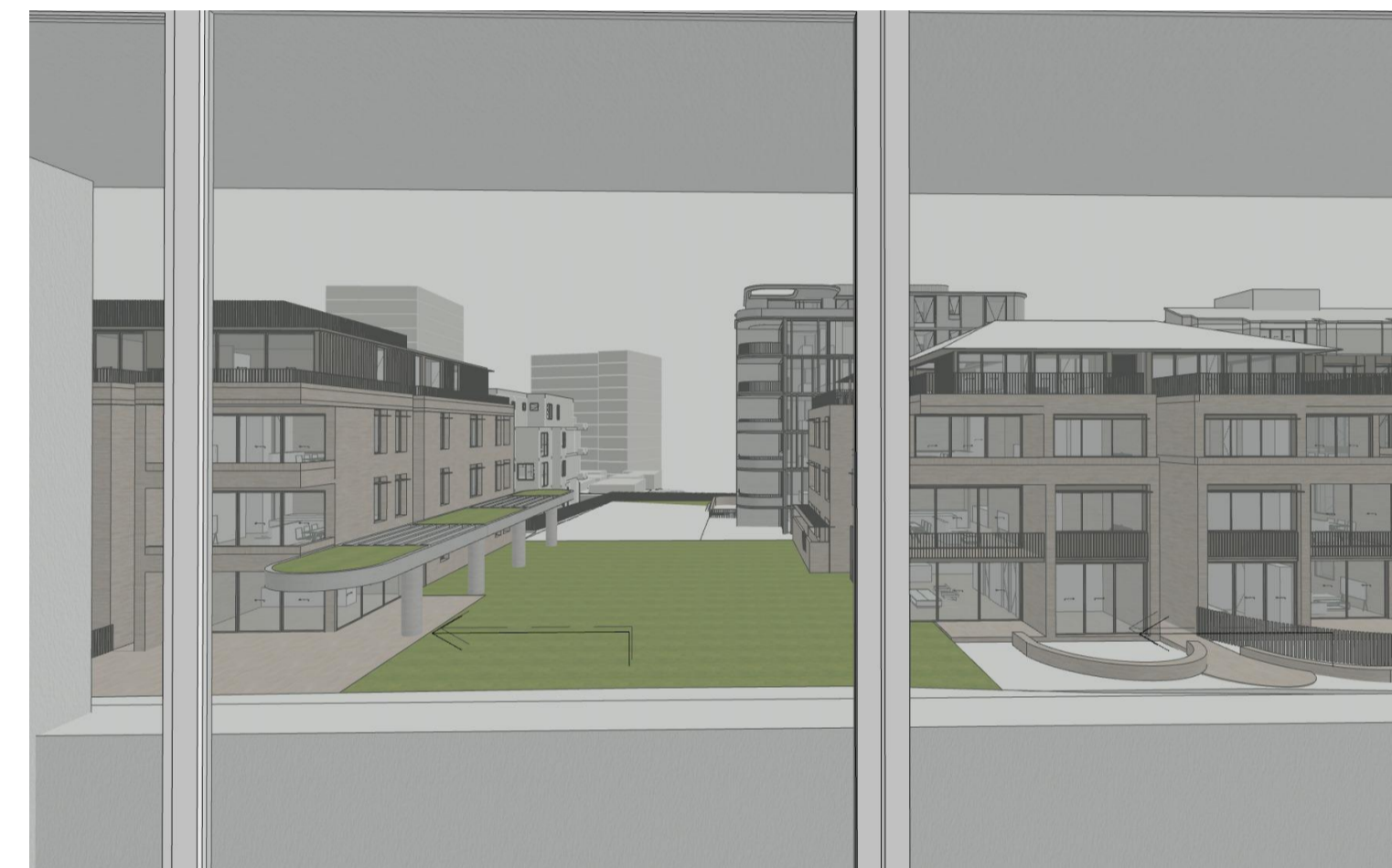
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
84% OF VIEW RETAINED

## DESCRIPTION

THE APARTMENT LOCATED ON LEVEL 02 OF 59-63 PARRAWEEEN 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.

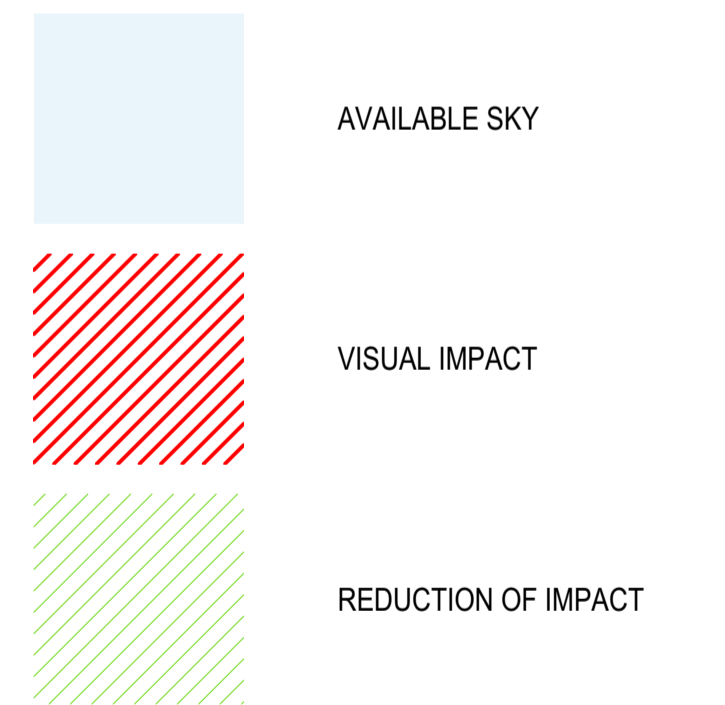
THE STREET OUTLOOK IS IMPROVED WITH THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

**VIEW ANALYSIS - 59-63  
PARRAWEEEN ST \_ LVL 02**

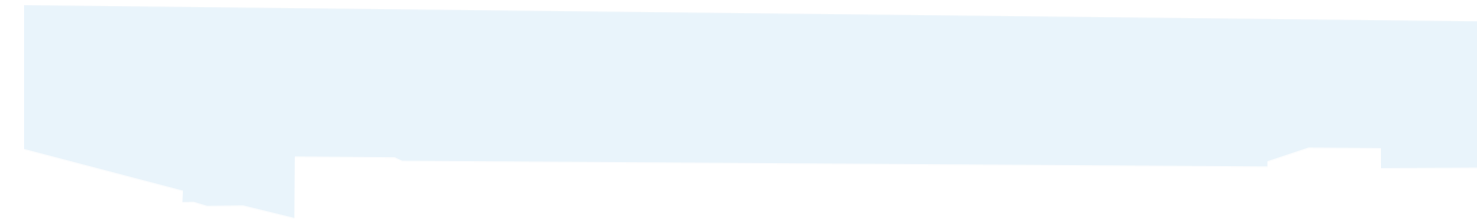
DRAWING NUMBER

A-DA.001.12

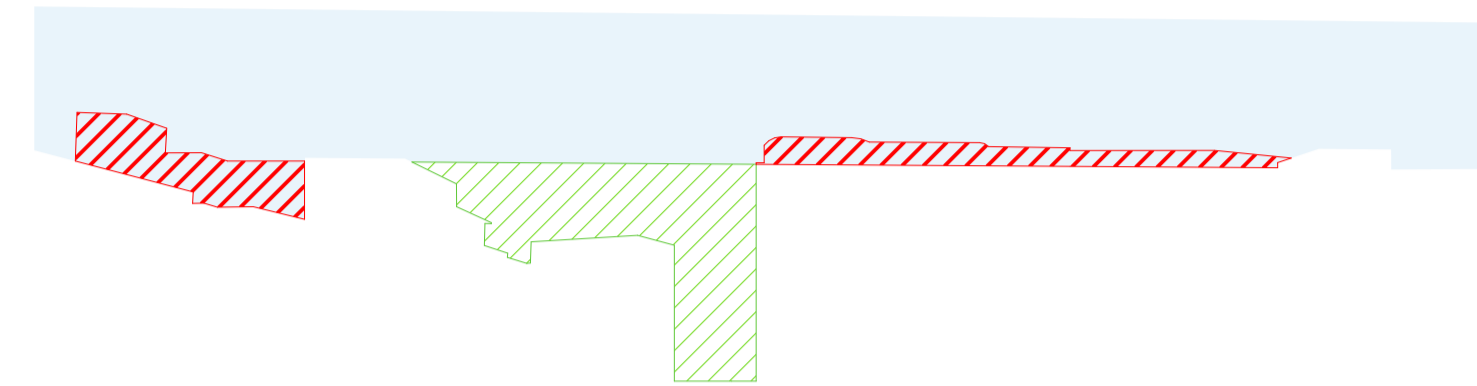
REVISION

04

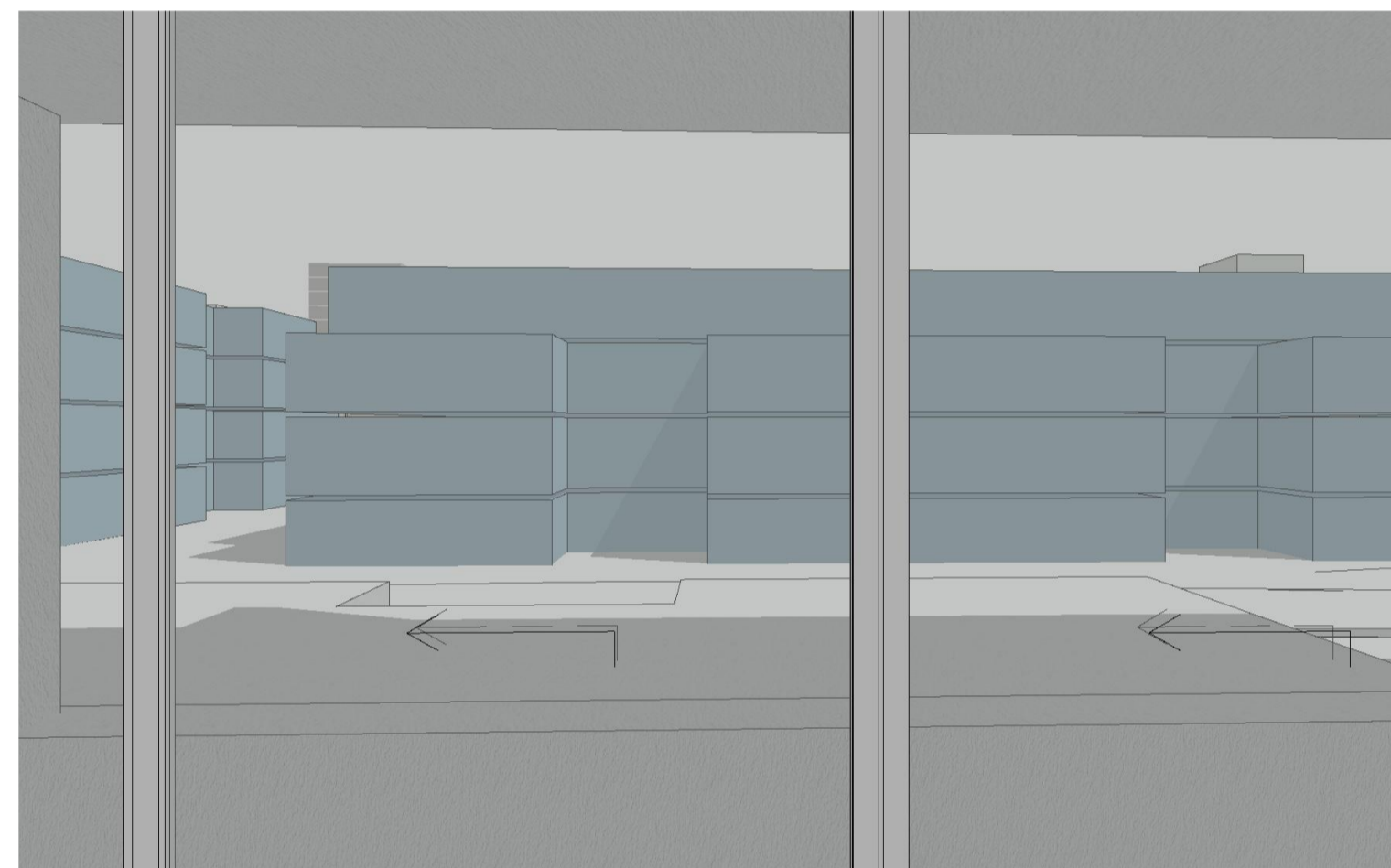
# 59-63 PARRAWEEN STREET - LVL 01



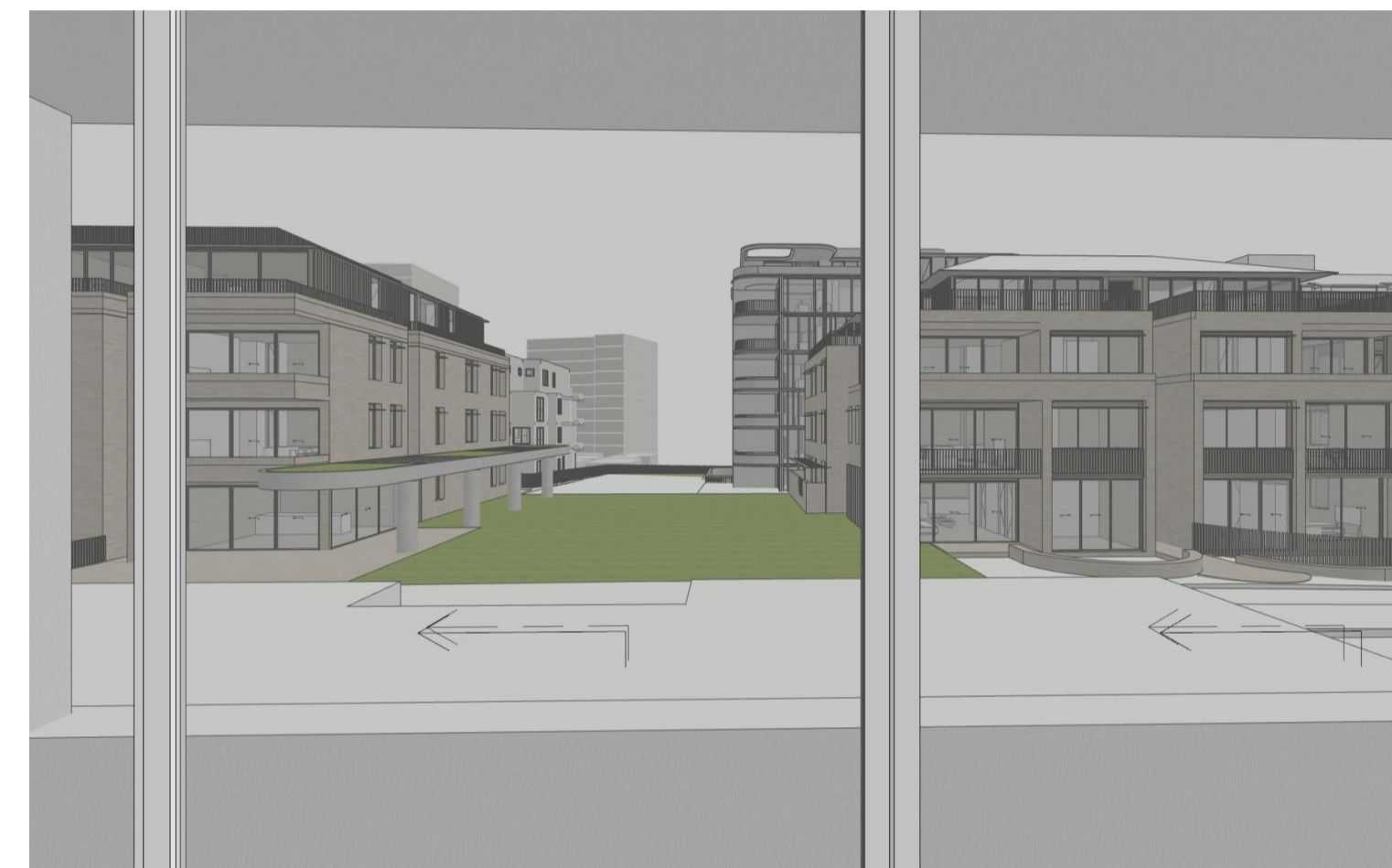
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
92% OF VIEW RETAINED

## DESCRIPTION

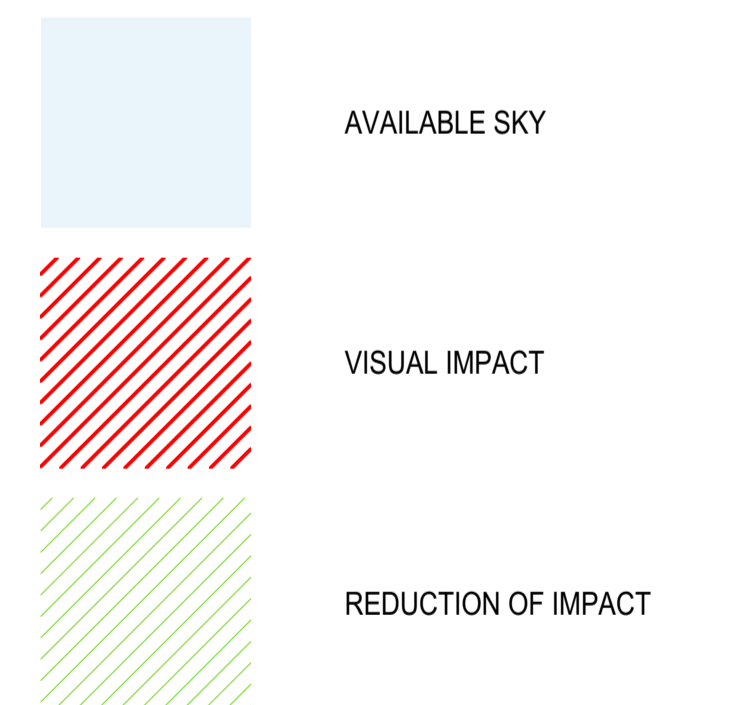
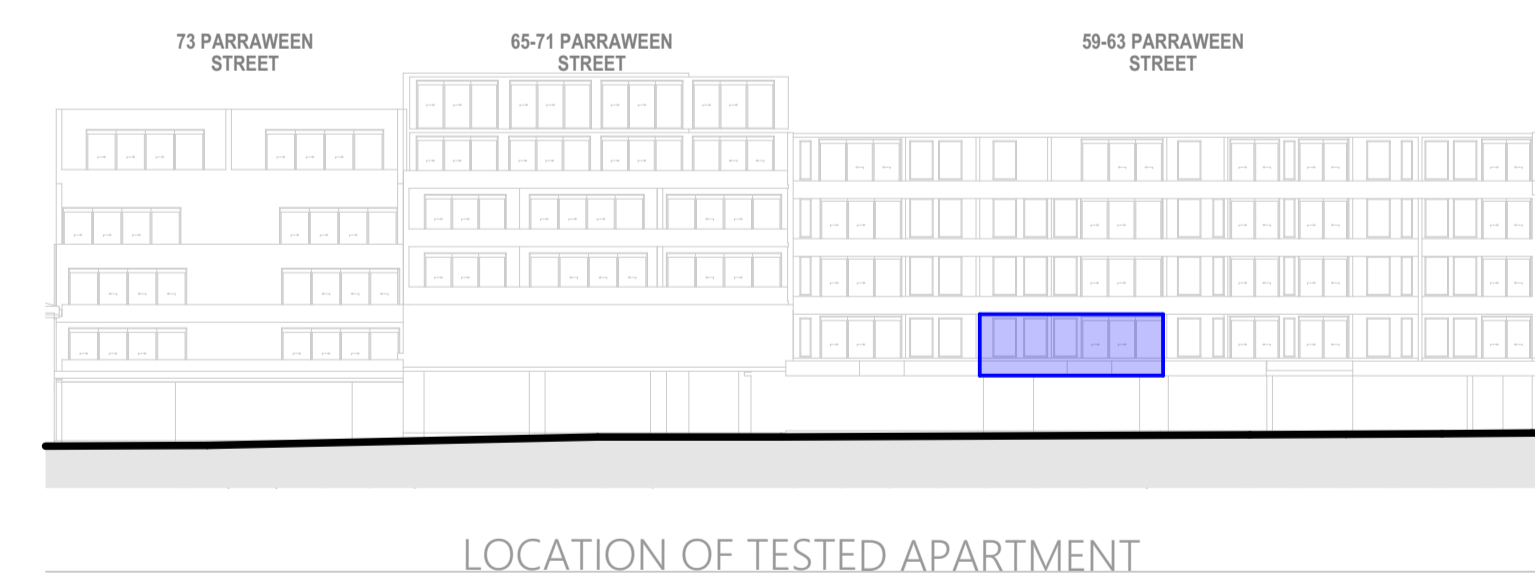
THE APARTMENT LOCATED ON LEVEL 01 OF 59-63 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

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

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

## VISUAL IMPACT

NEGLECTIBLE



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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

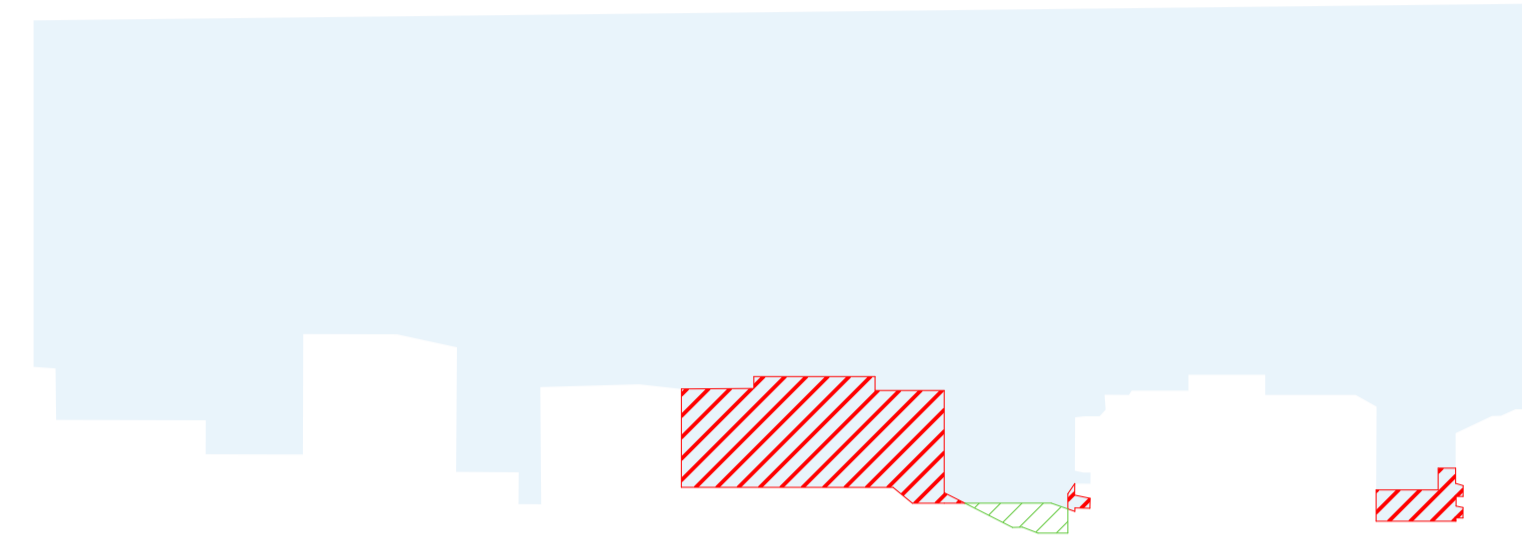
**VIEW ANALYSIS - 59-63  
PARRAWEEN ST \_ LVL 01**

DRAWING NUMBER	REVISION
A-DA.001.13	04

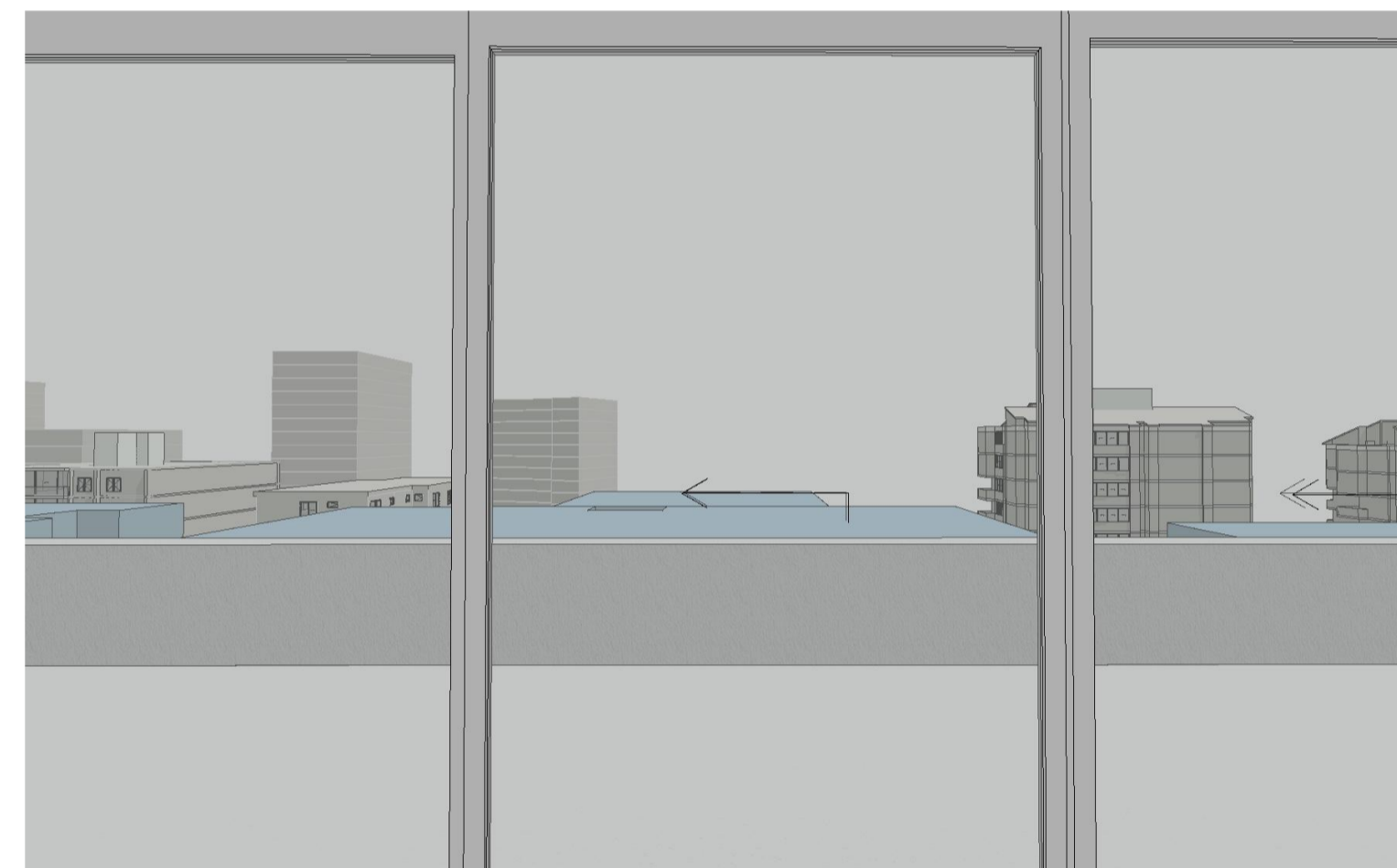
# 65-71 PARRAWEEN STREET - LVL 05



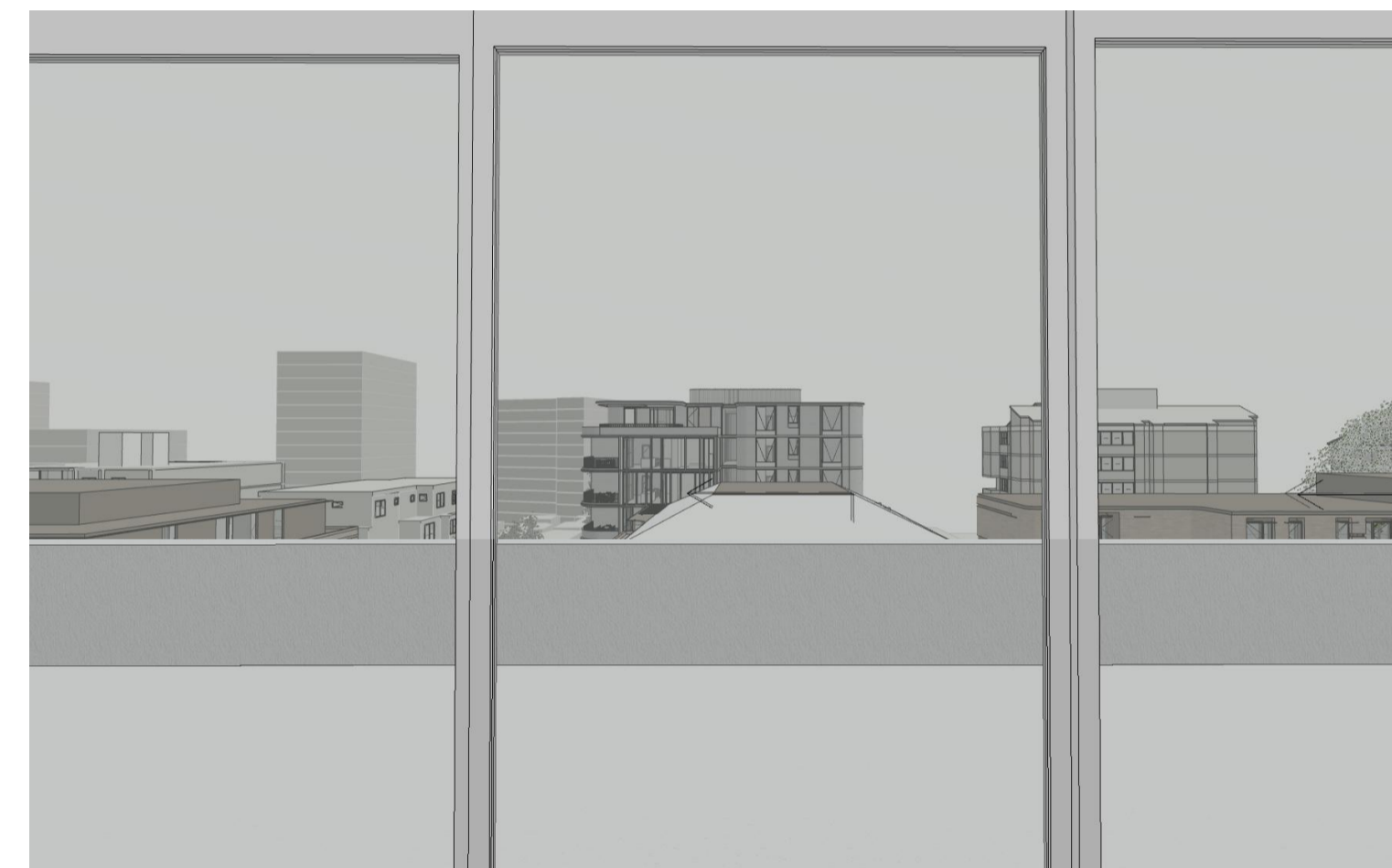
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
95% OF VIEW RETAINED

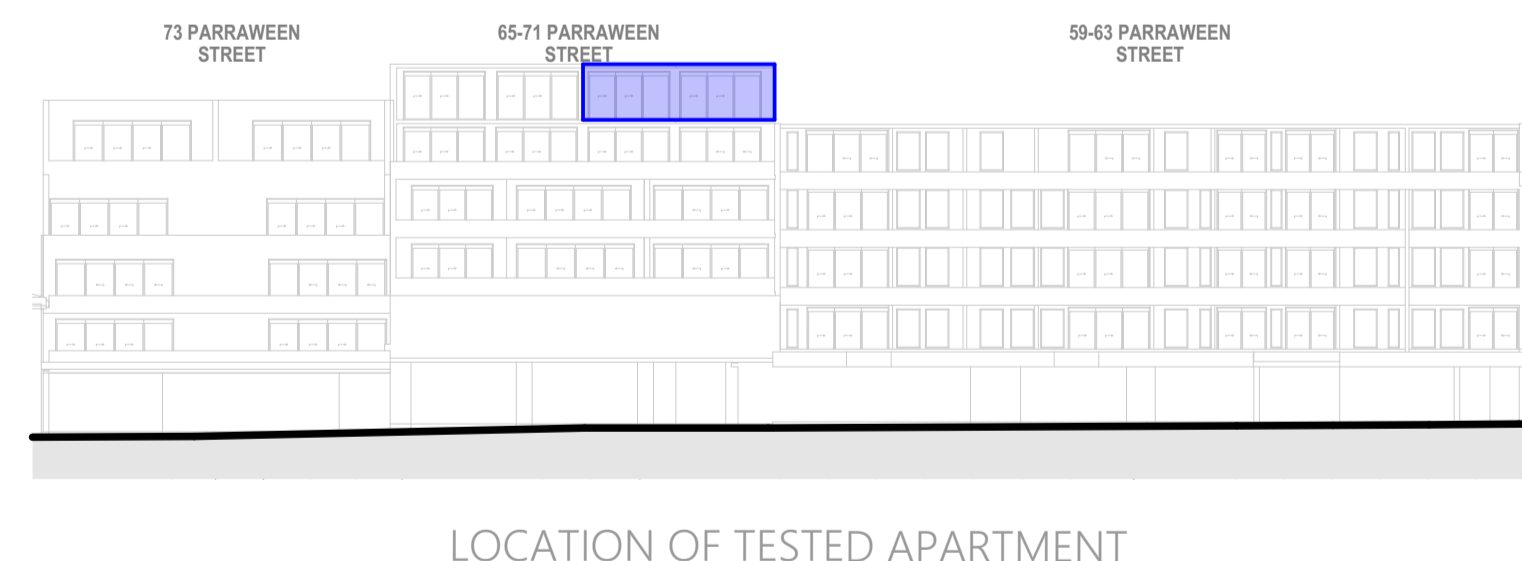
## DESCRIPTION

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.

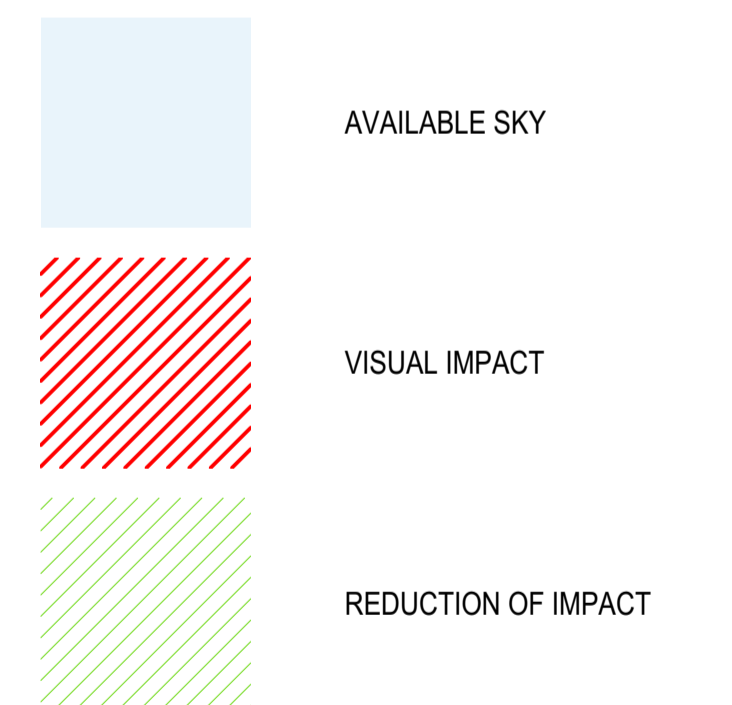
UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

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

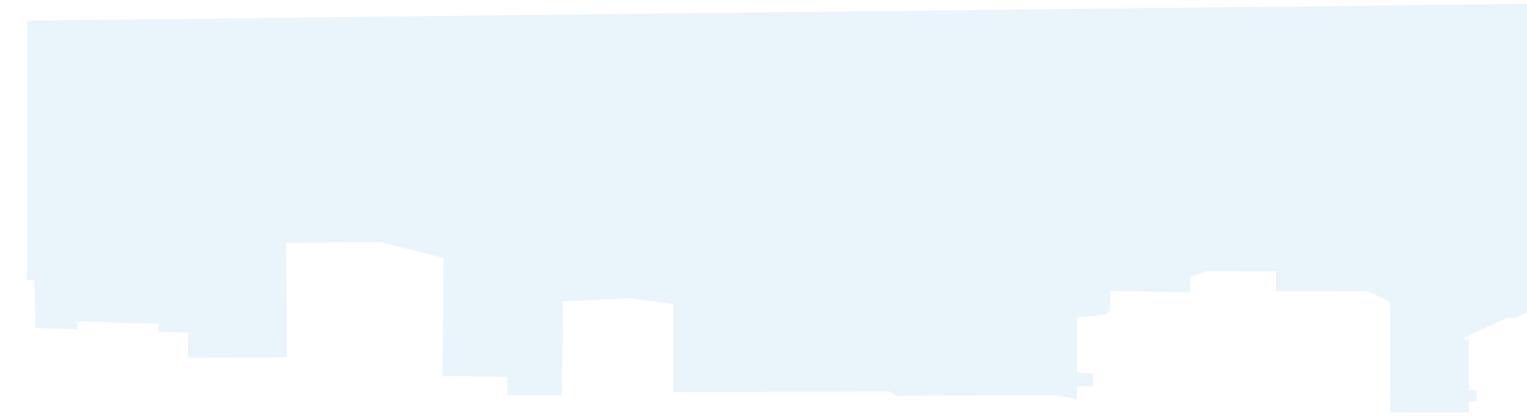
DRAWING NUMBER

A-DA.001.14

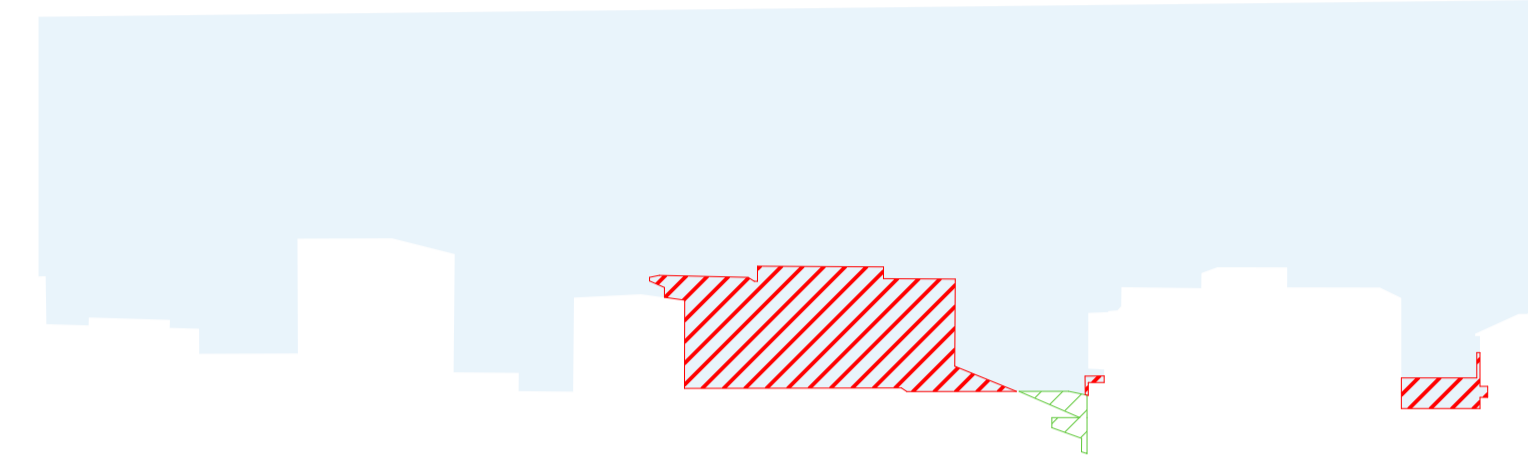
REVISION

04

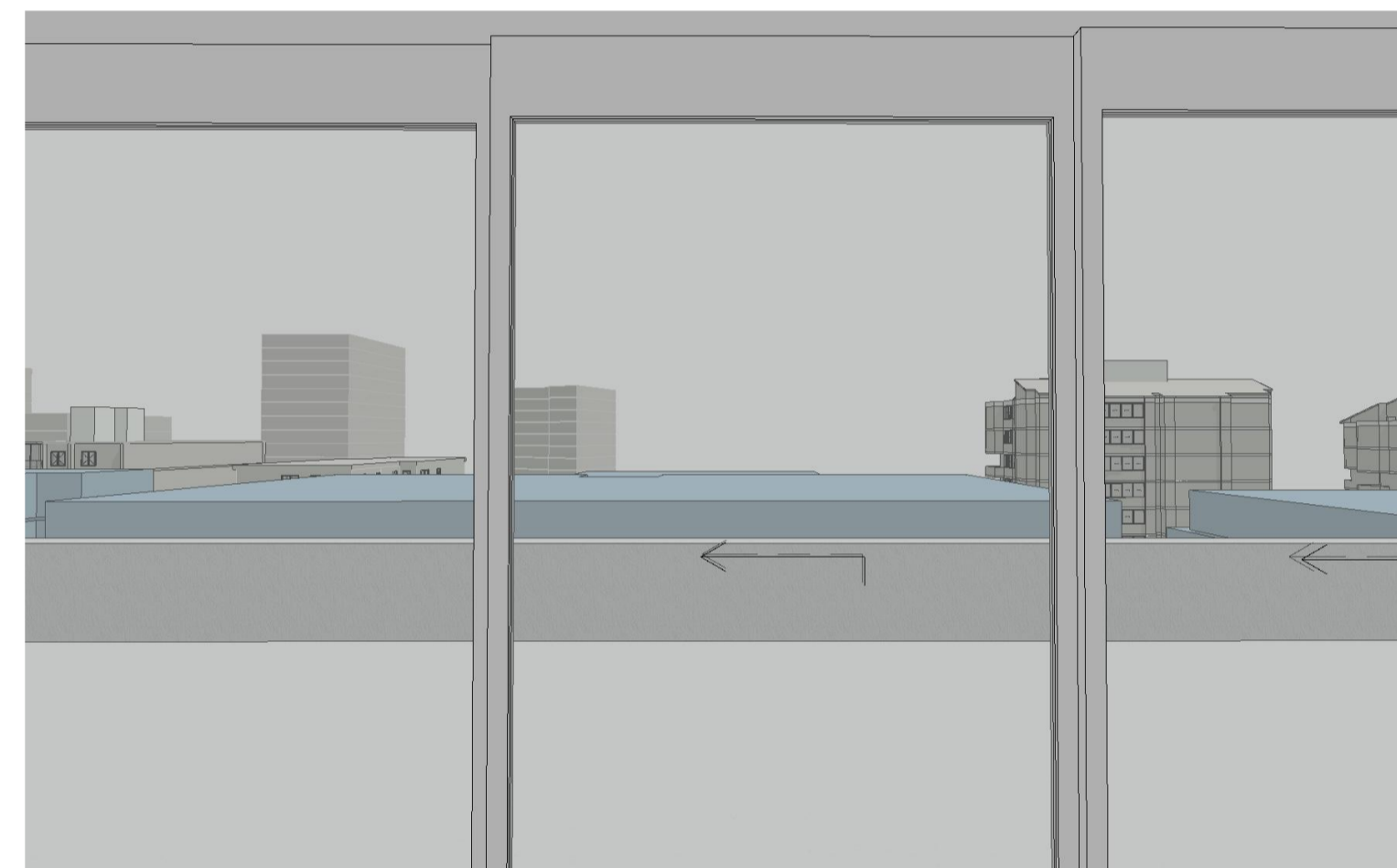
# 65-71 PARRAWEEEN STREET - LVL 04



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
93% OF VIEW RETAINED

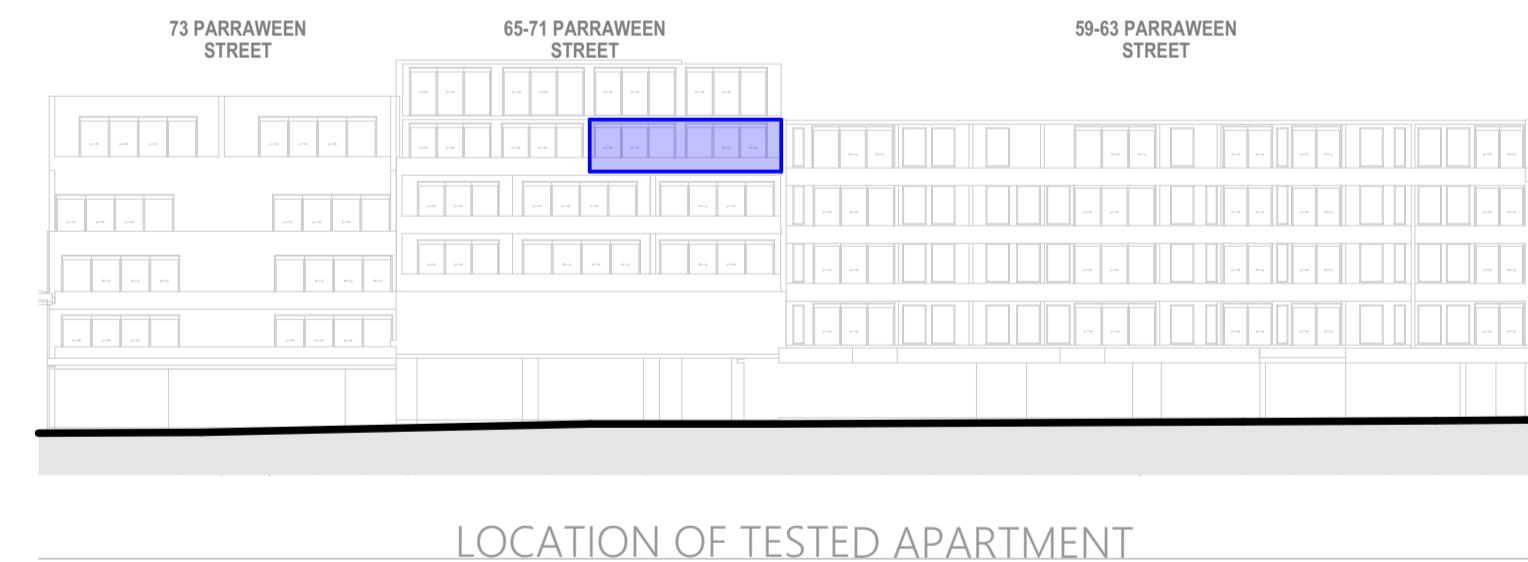
## DESCRIPTION

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

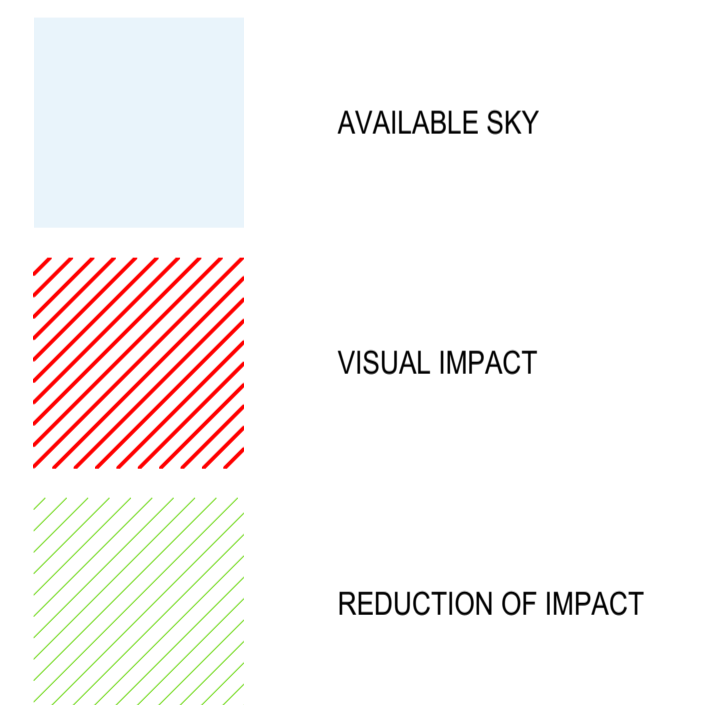
UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

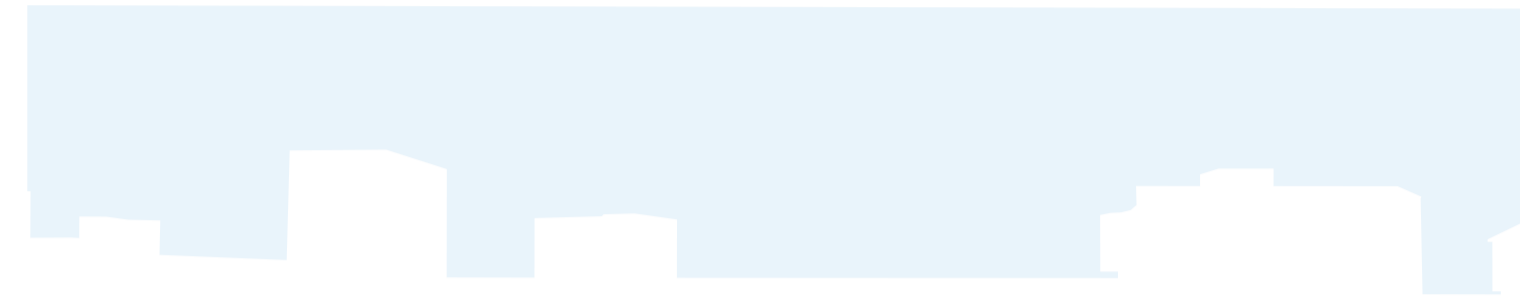
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

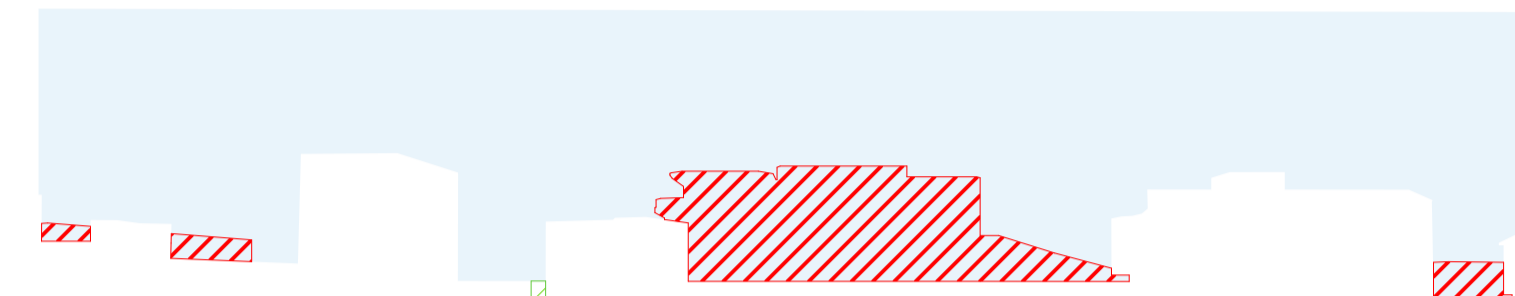
**VIEW ANALYSIS - 65-71  
PARRAWEEEN ST \_ LVL 04**

DRAWING NUMBER	REVISION
A-DA.001.15	04

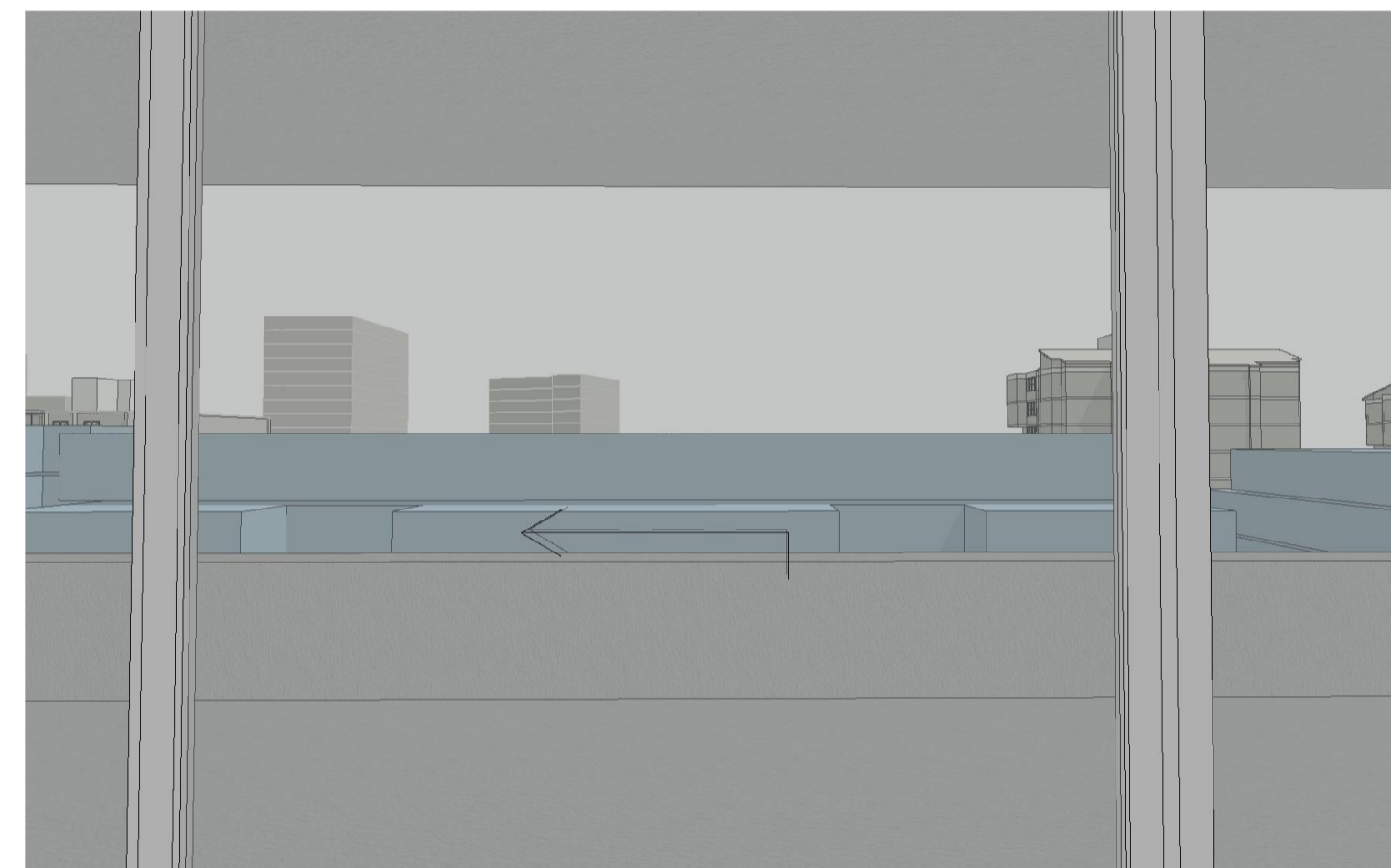
# 65-71 PARRAWEEEN STREET - LVL 03



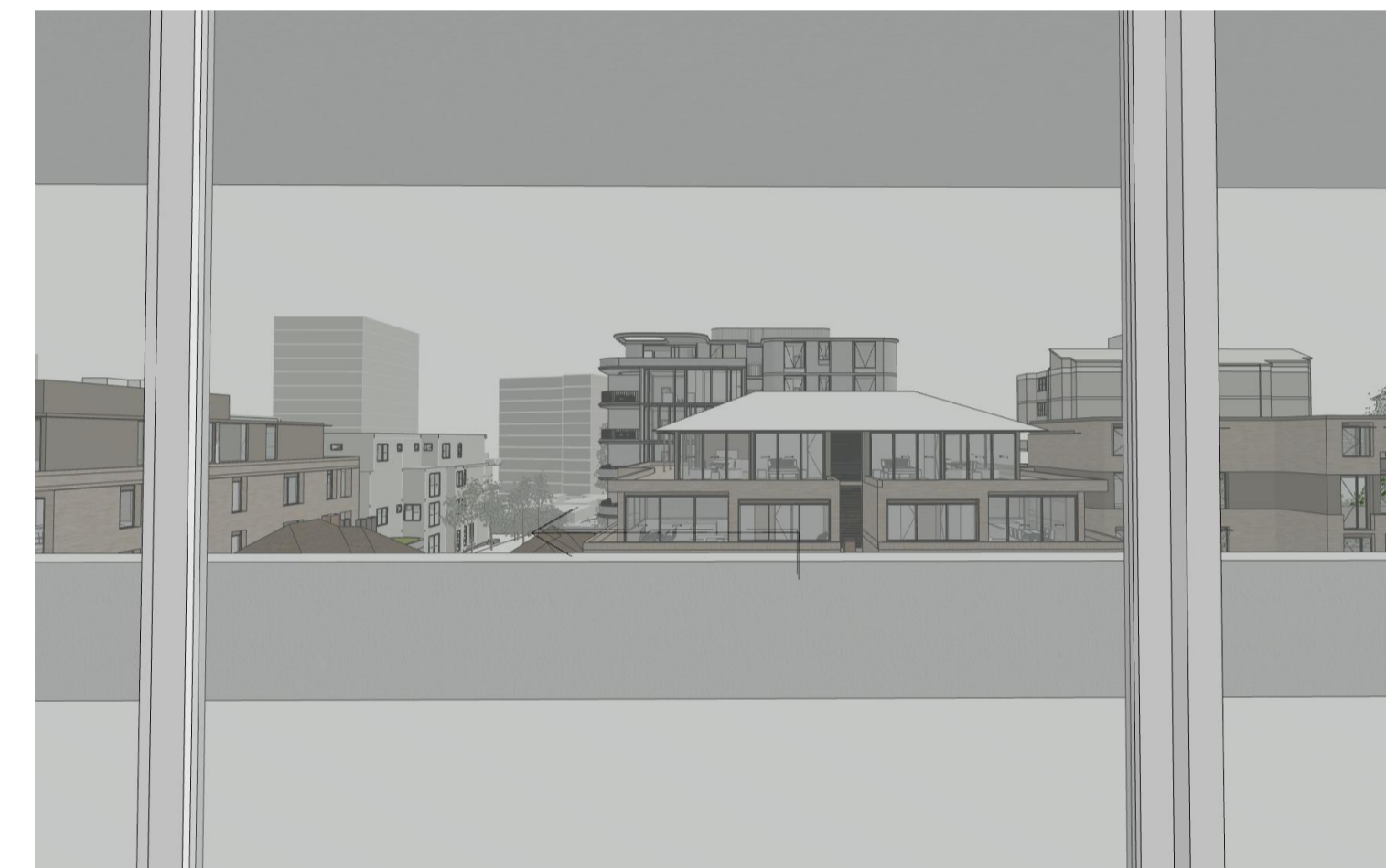
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
88% OF VIEW RETAINED

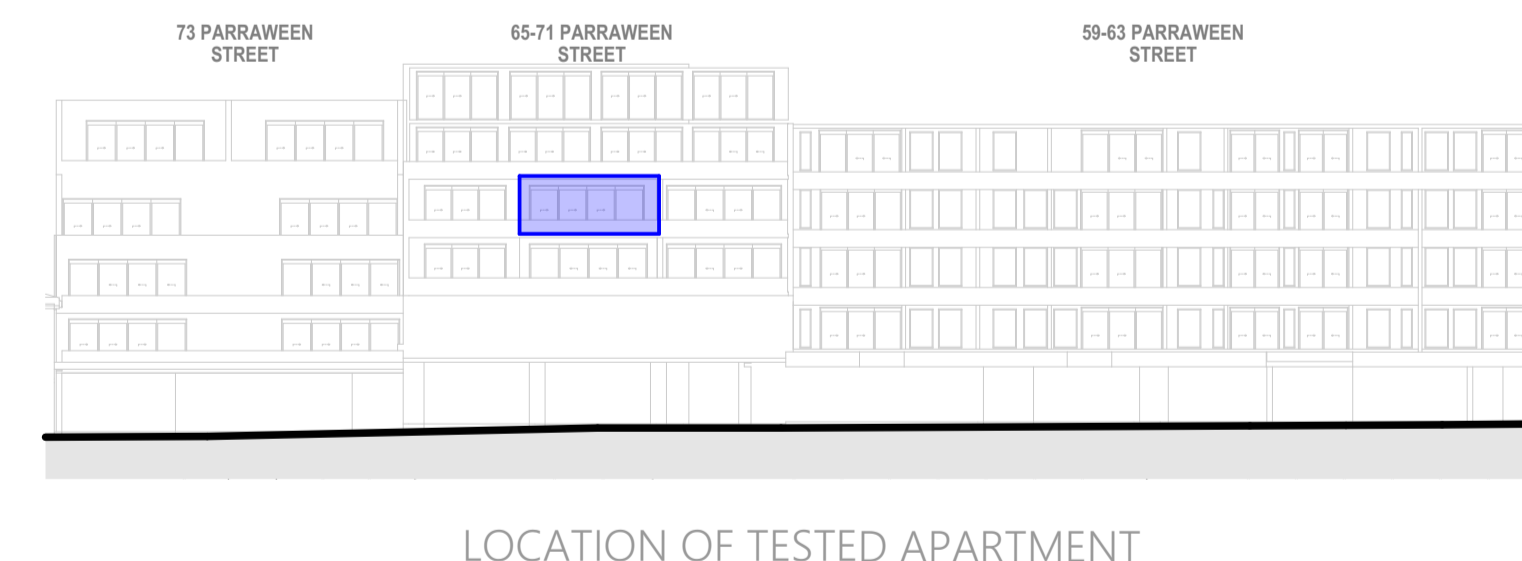
## DESCRIPTION

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

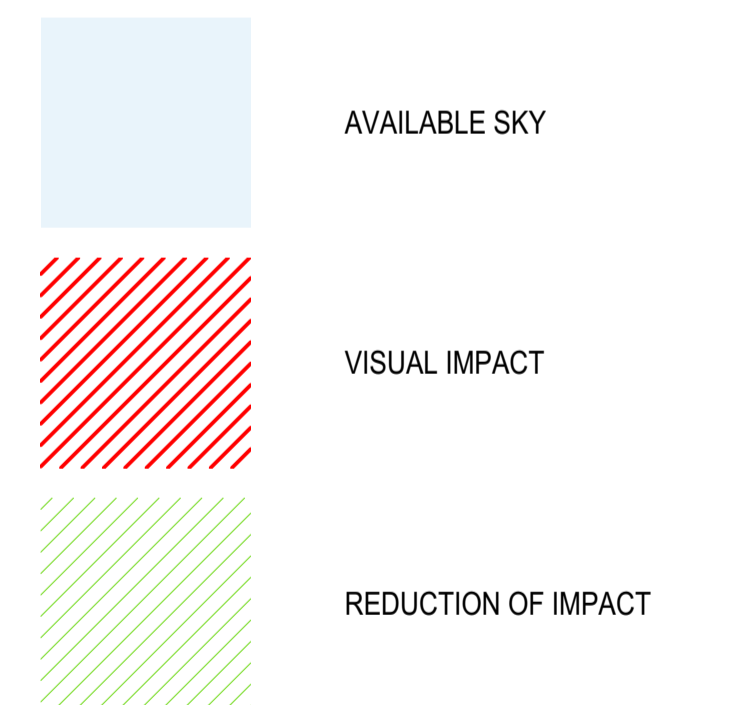
UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT AND SKY OUTLOOK IS MARGINALLY DIMINISHED.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

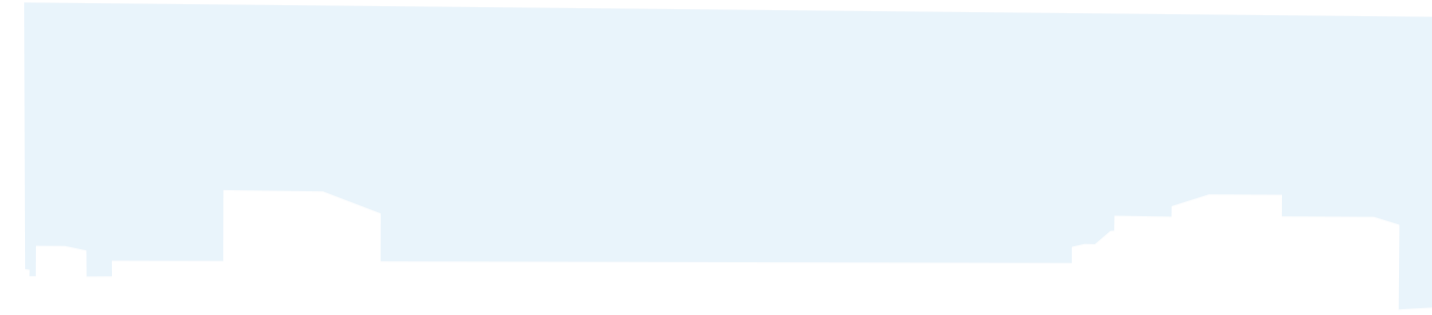
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

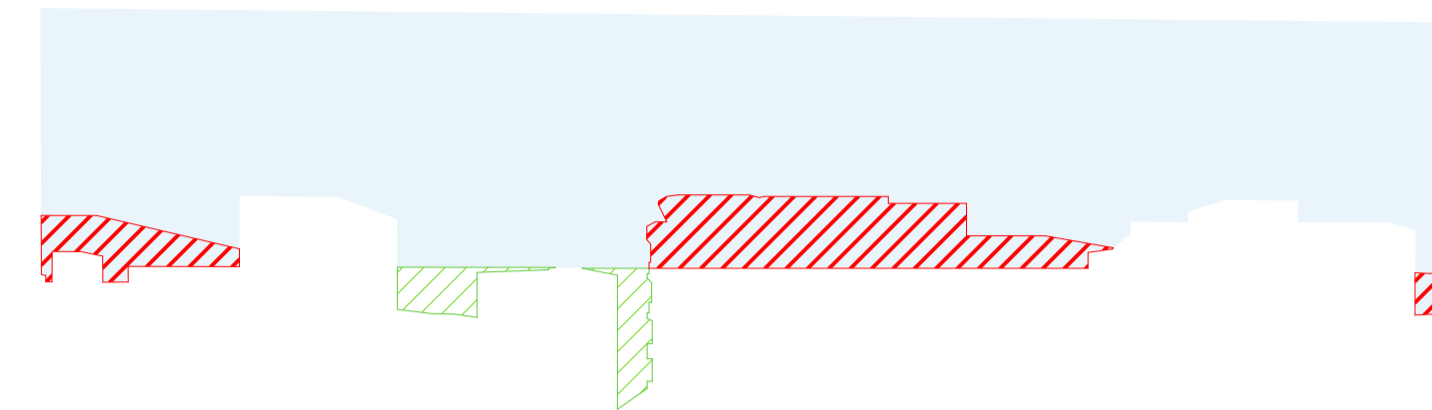
**VIEW ANALYSIS - 65-71  
PARRAWEEEN ST \_ LVL 03**

DRAWING NUMBER	REVISION
A-DA.001.16	04

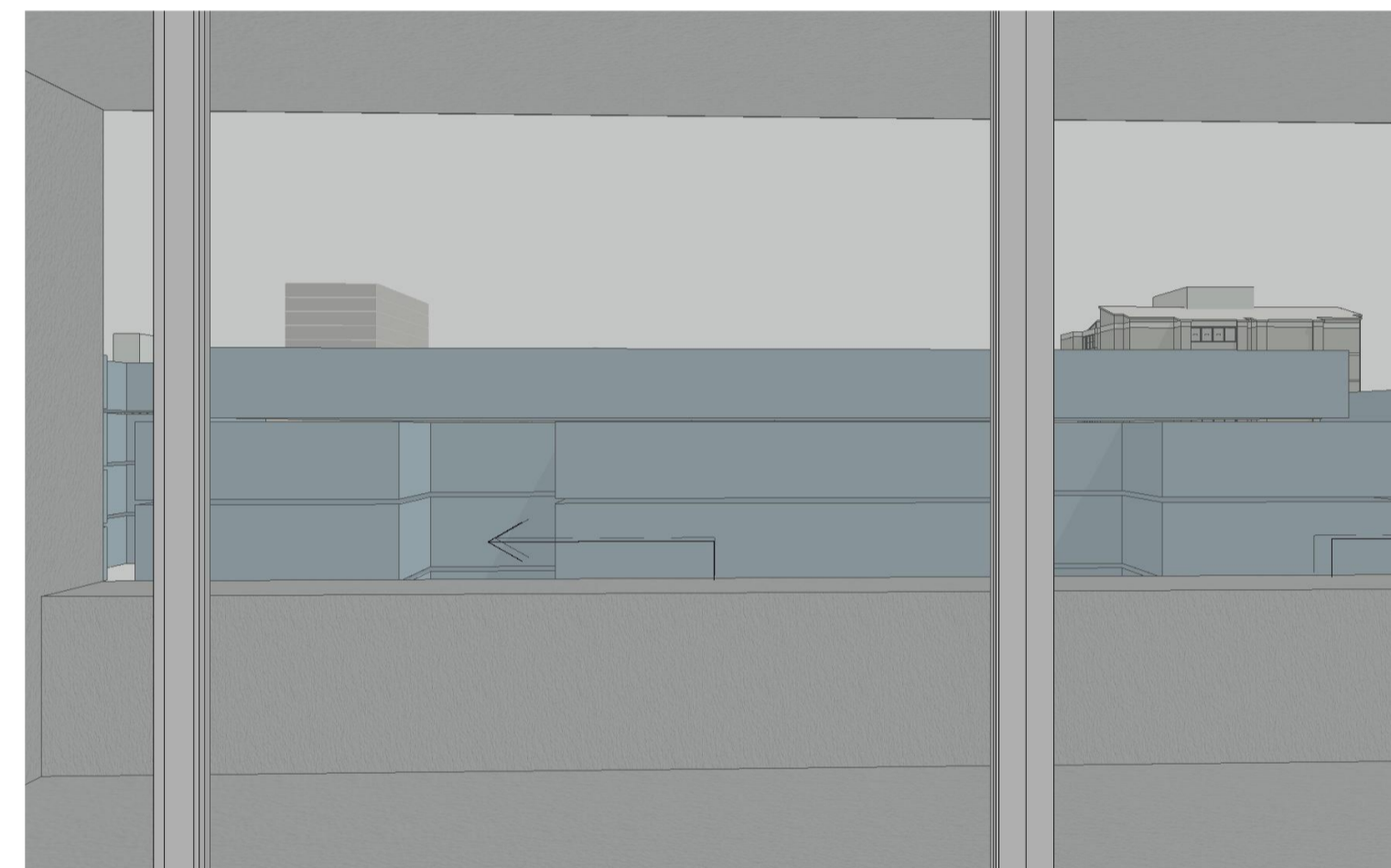
# 65-71 PARRAWEEEN STREET - LVL 02



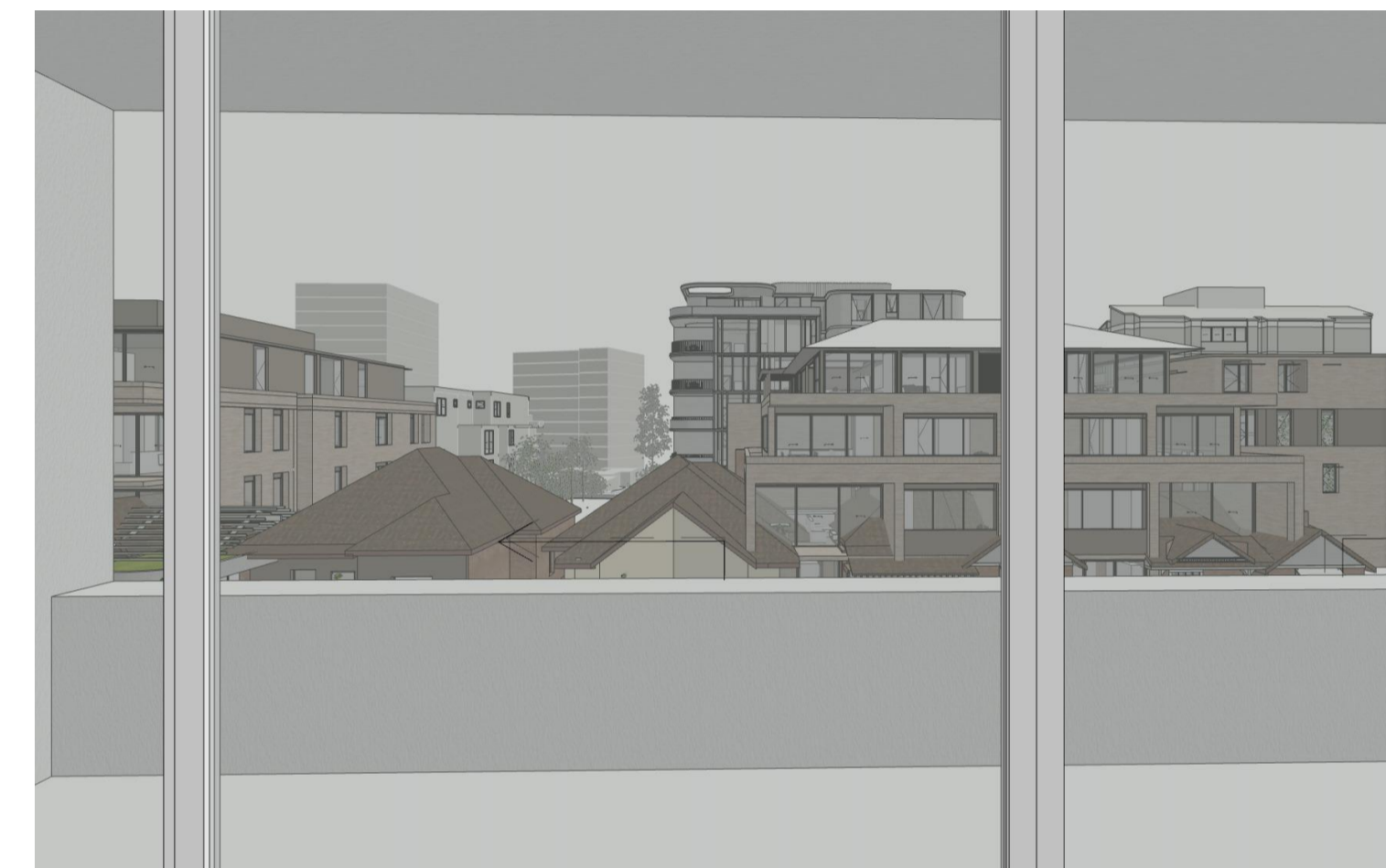
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
90% OF VIEW RETAINED

## DESCRIPTION

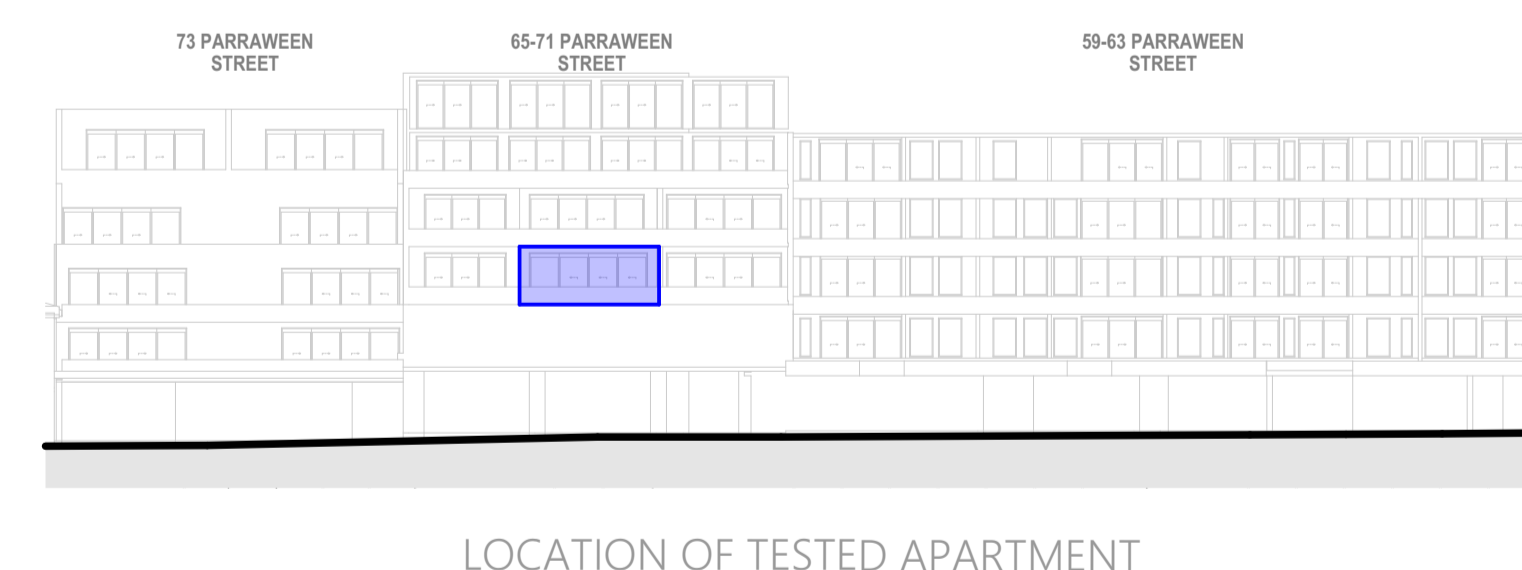
THE APARTMENT LOCATED ON LEVEL 02 OF 65-71 PARRAWEEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

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

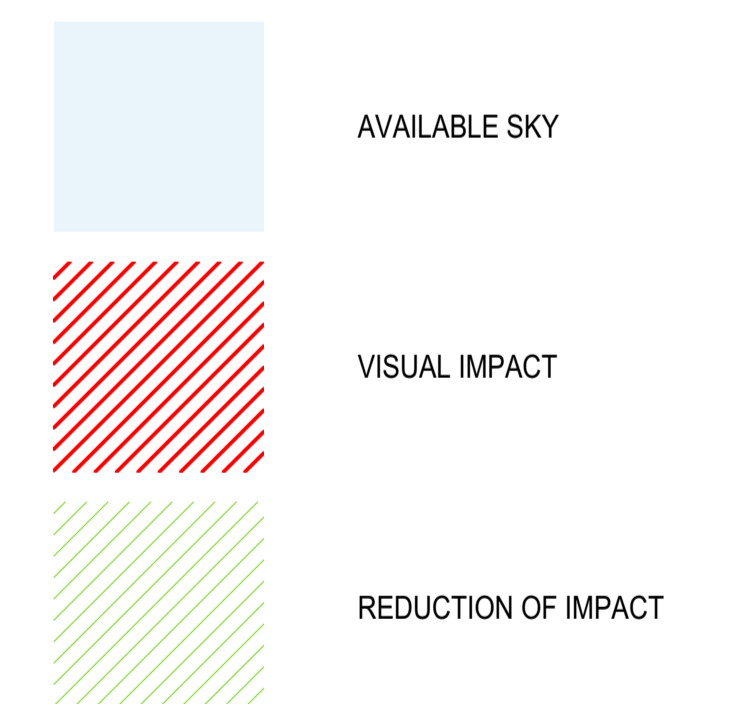
THE STREET OUTLOOK IS IMPROVED WITH THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PW/VL/GB/MF	TR	n/a	A1	

DRAWING TITLE

**VIEW ANALYSIS - 65-71  
PARRAWEEEN ST \_ LVL 02**

DRAWING NUMBER  
**A-DA.001.17**

REVISION  
**04**

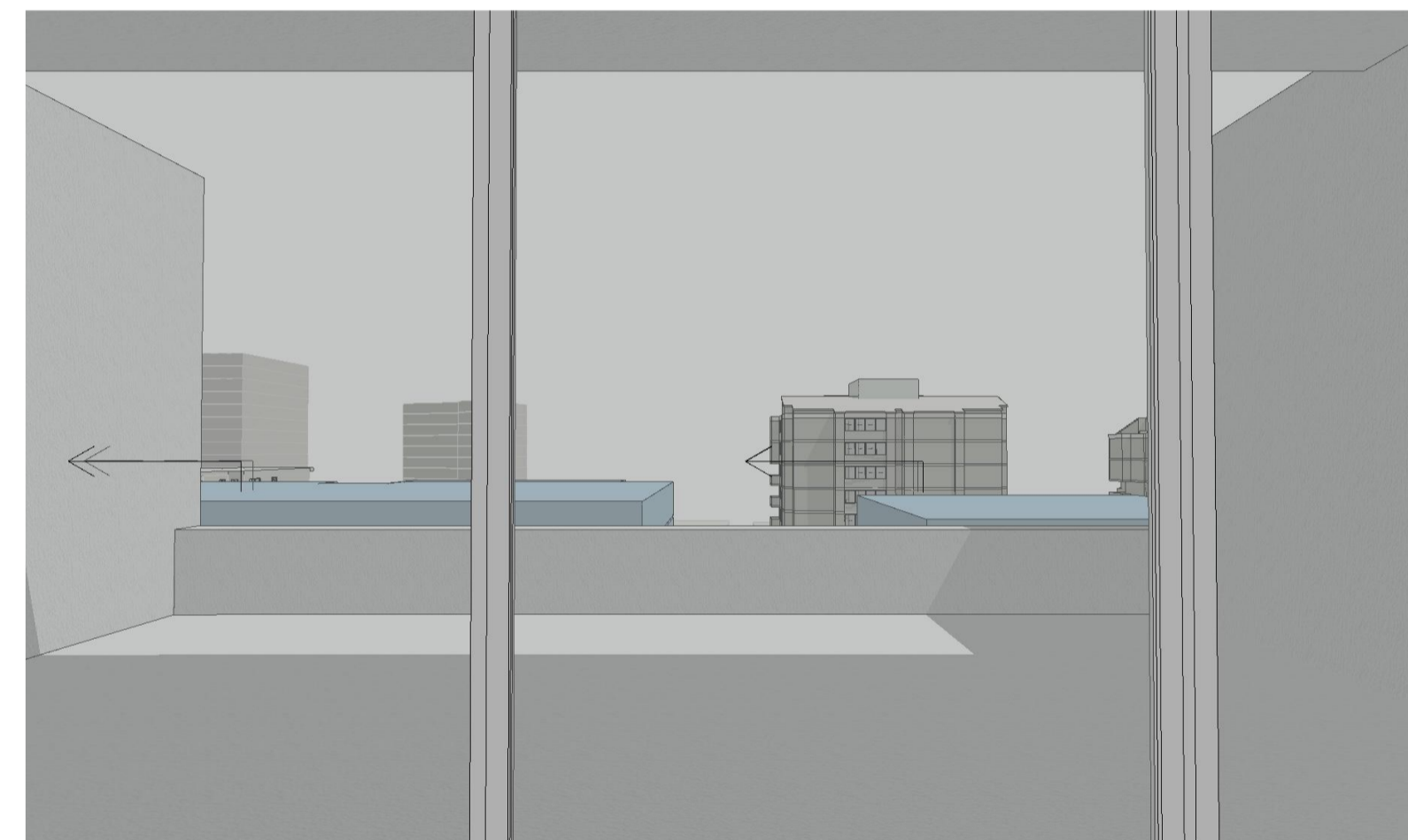
# 73 PARRAWEEN STREET - LVL 04



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
94% OF VIEW RETAINED

## DESCRIPTION

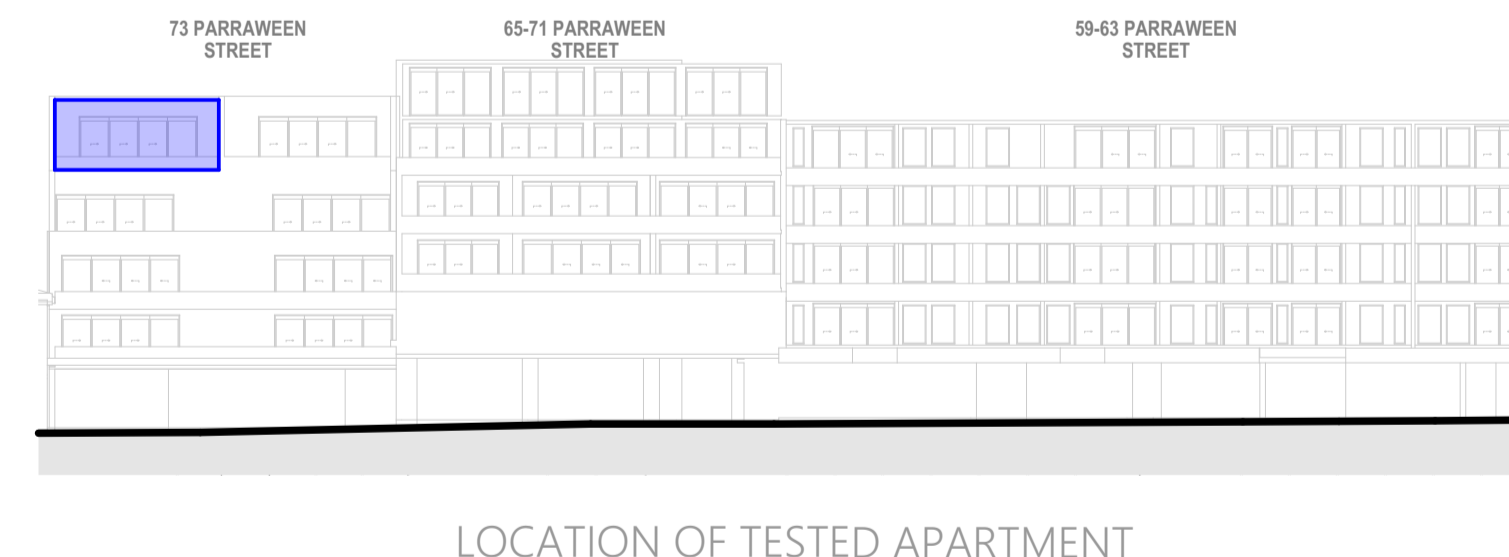
THE APARTMENT LOCATED ON LEVEL 04 OF 73 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

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

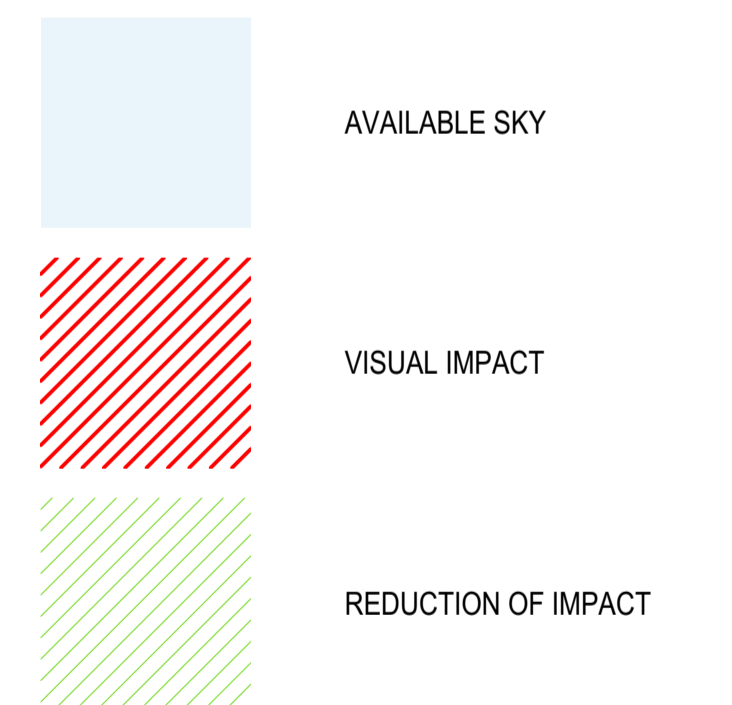
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

## VISUAL IMPACT

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

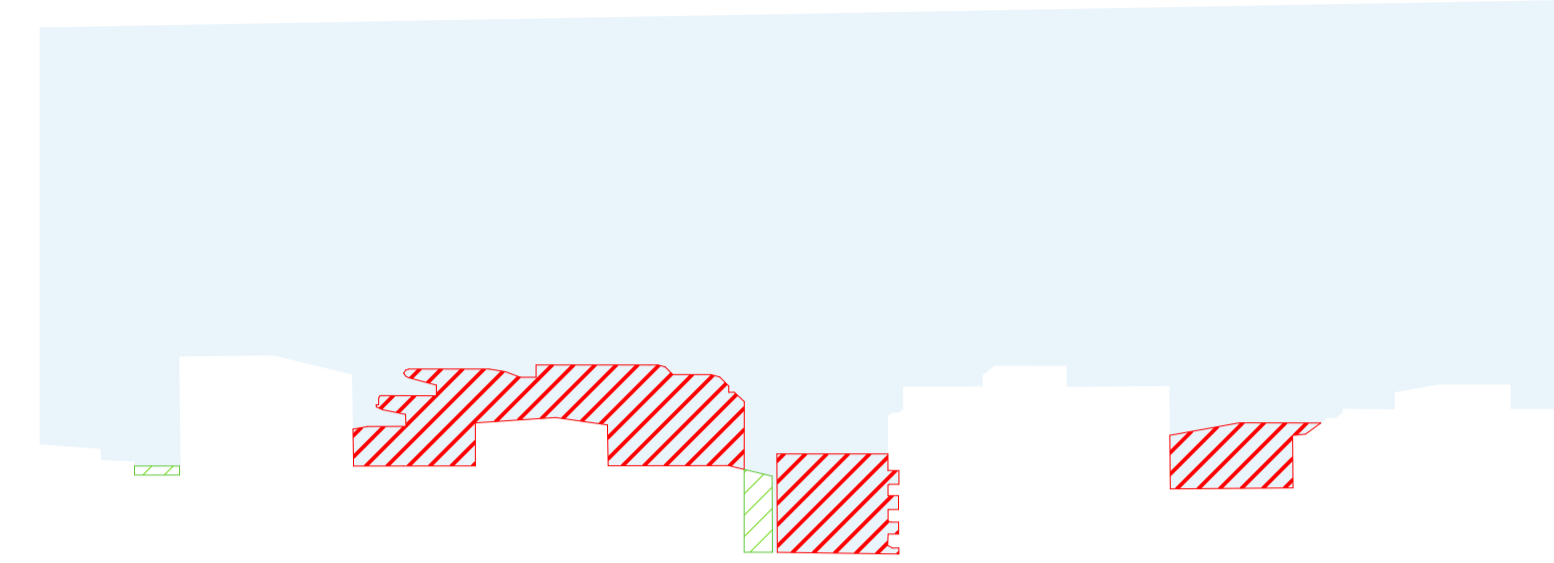
**VIEW ANALYSIS - 73 PARRAWEEN  
ST \_ LVL 04**

DRAWING NUMBER	REVISION
A-DA.001.18	04

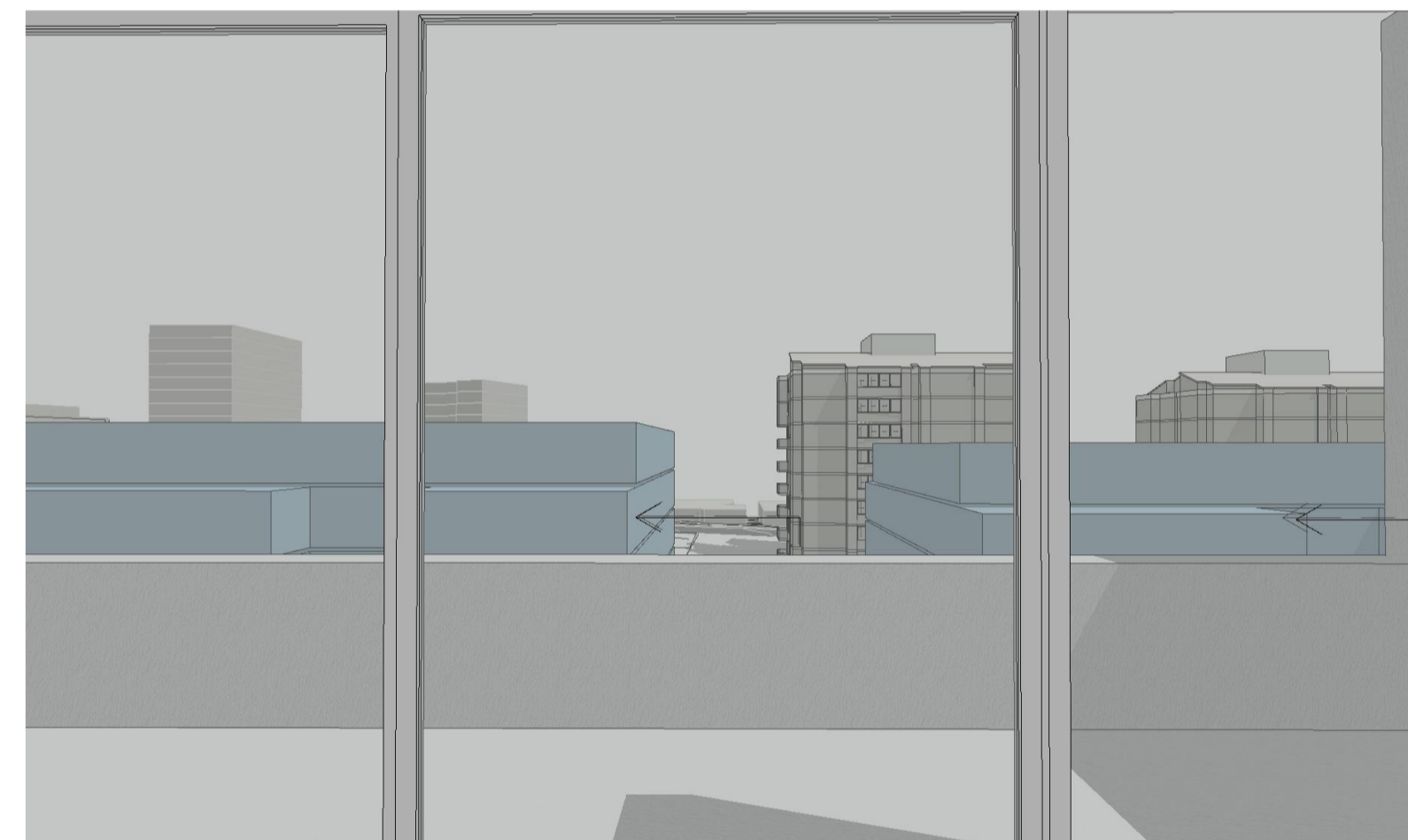
# 73 PARRAWEEN STREET - LVL 03



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
93% OF VIEW RETAINED

## DESCRIPTION

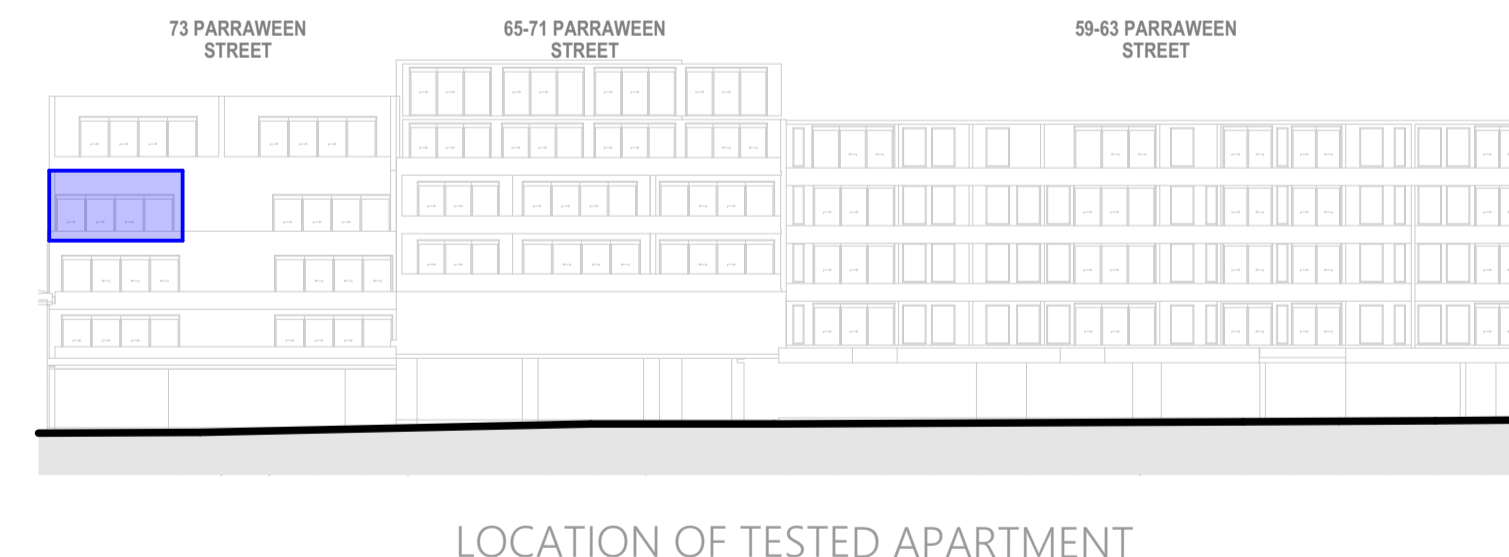
THE APARTMENT LOCATED ON LEVEL 03 OF 73 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

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

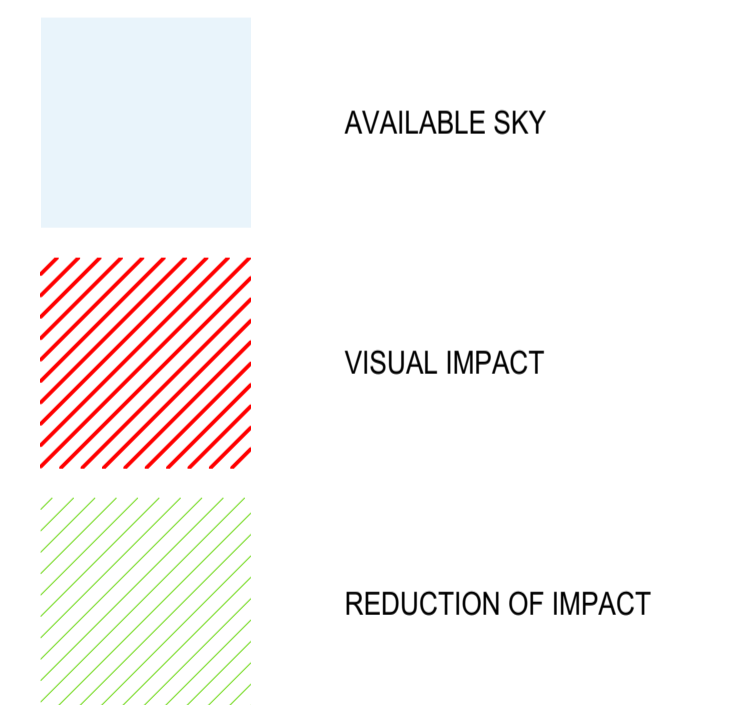
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

## VISUAL IMPACT

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PWW/LGB/MF	TR	n/a	A1	

DRAWING TITLE

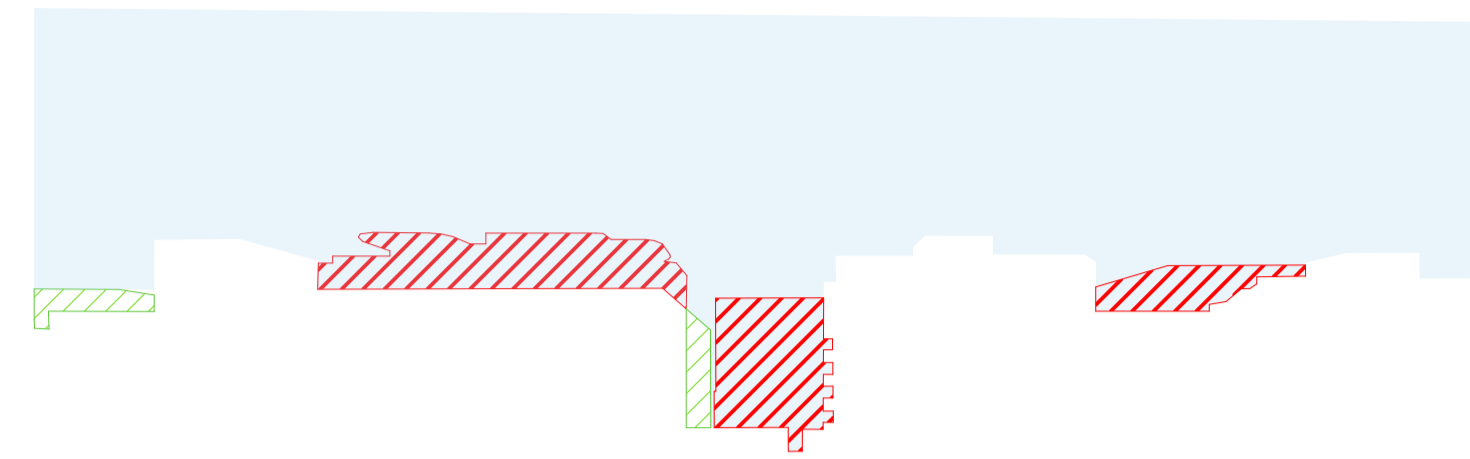
**VIEW ANALYSIS - 73 PARRAWEEN  
ST \_ LVL 03**

DRAWING NUMBER	REVISION
A-DA.001.19	04

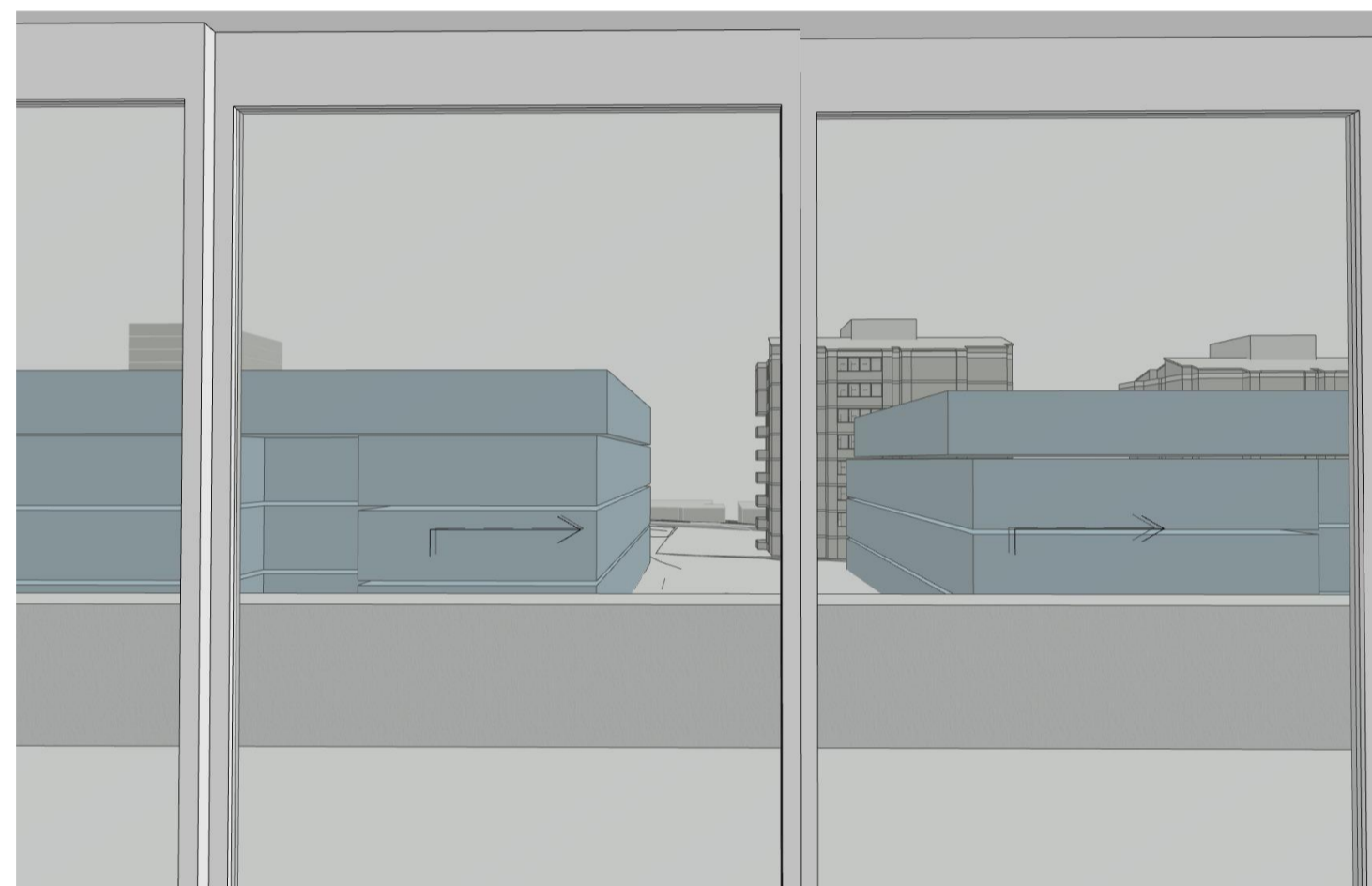
# 73 PARRAWEEEN STREET - LVL 02



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
90% OF VIEW RETAINED

## DESCRIPTION

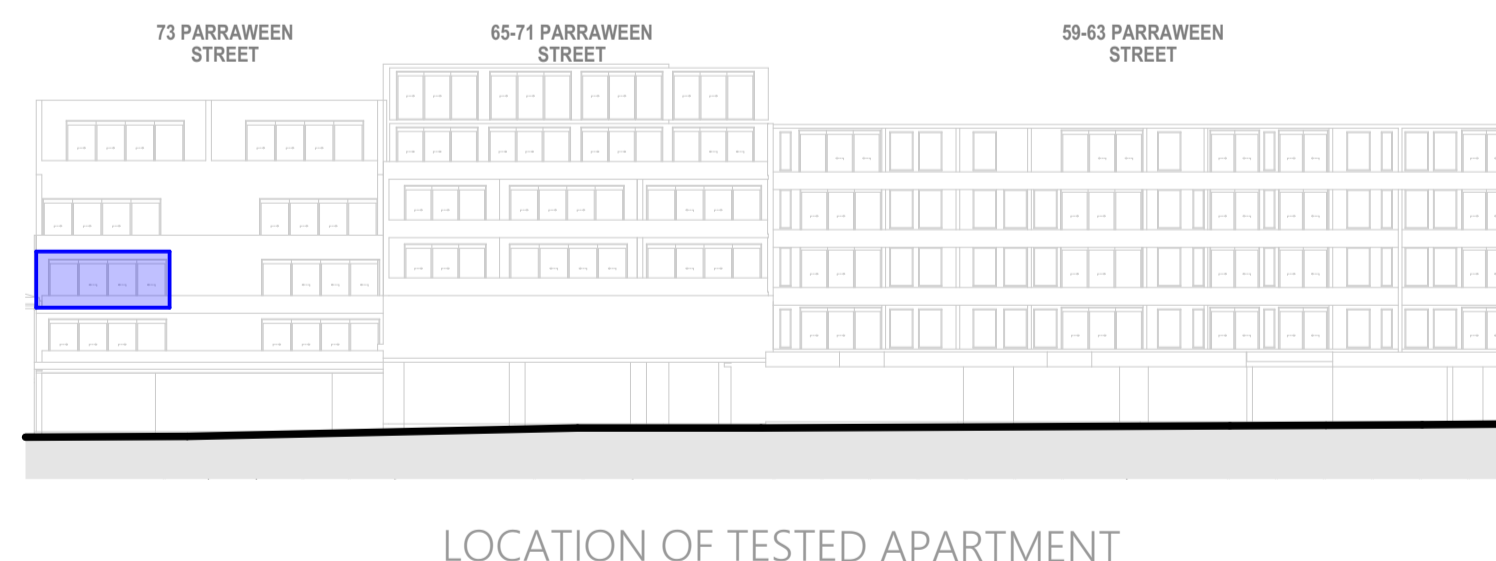
THE APARTMENT LOCATED ON LEVEL 02 OF 73 PARRAWEEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

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

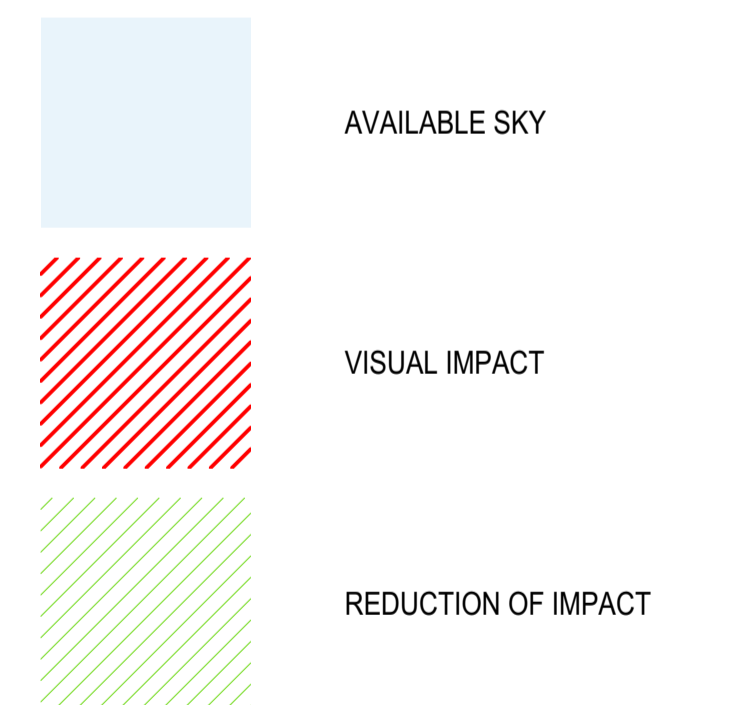
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

## 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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWV/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

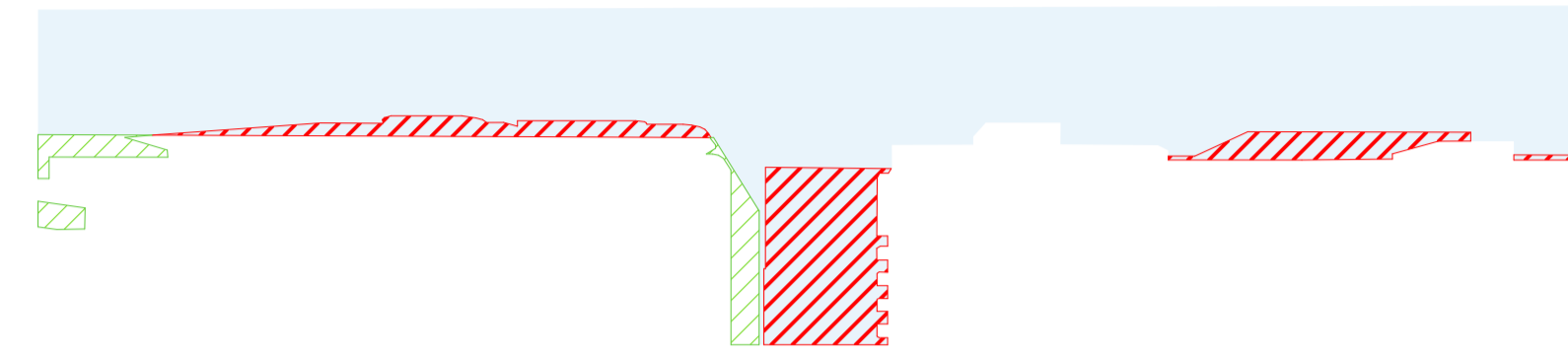
**VIEW ANALYSIS - 73 PARRAWEEEN  
ST \_ LVL 02**

DRAWING NUMBER	REVISION
A-DA.001.20	04

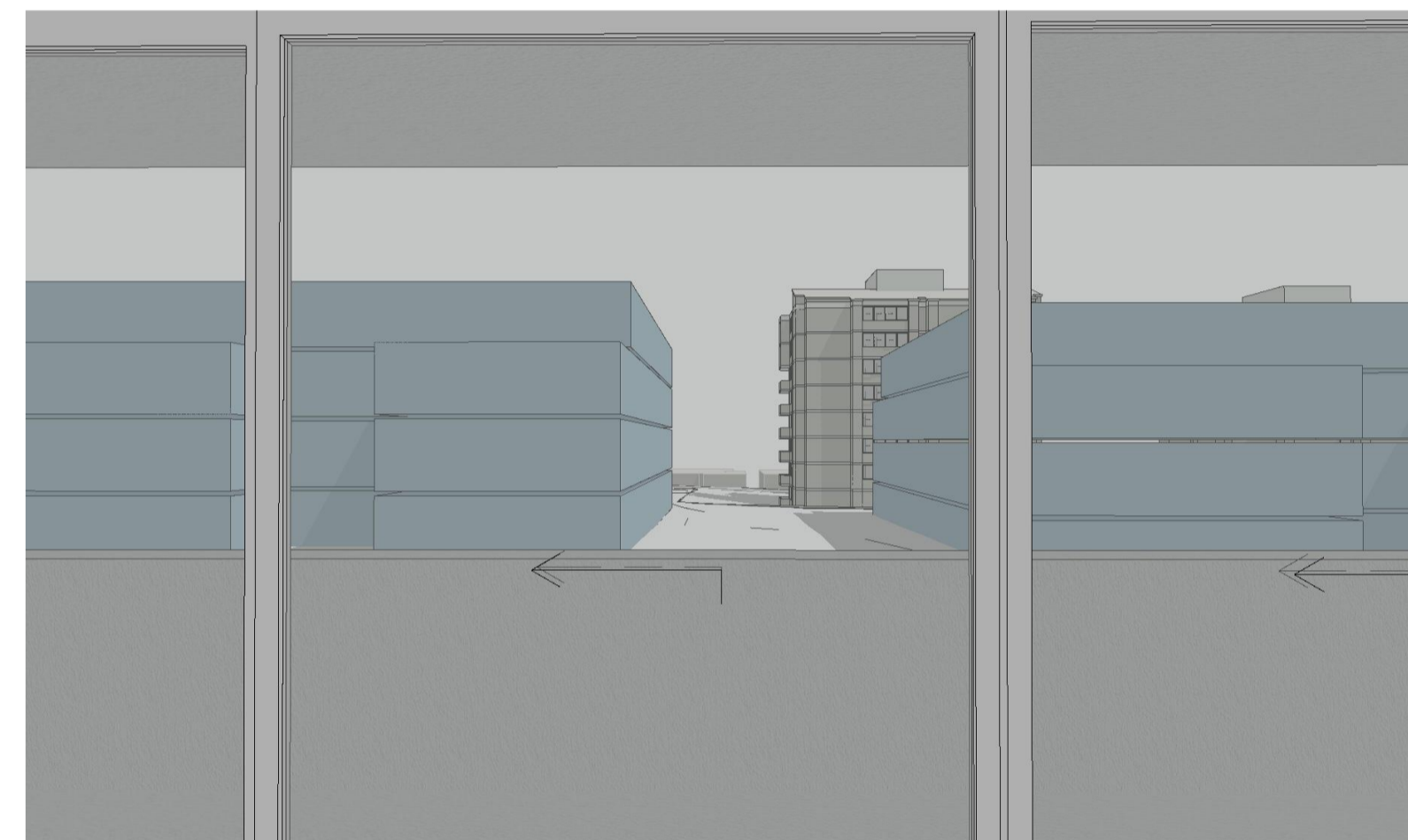
# 73 PARRAWEEN STREET - LVL 01



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + DISTRICT VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
93% OF VIEW RETAINED

## DESCRIPTION

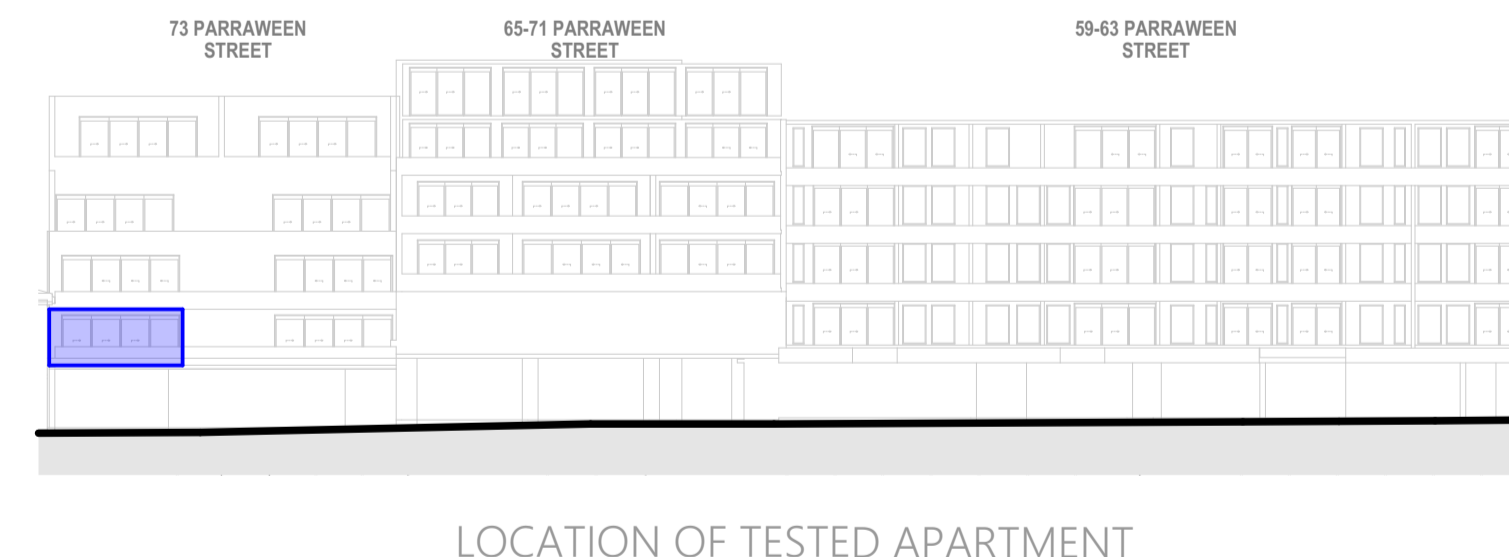
THE APARTMENT LOCATED ON LEVEL 01 OF 73 PARRAWEEN STREET WOULD EXPERIENCE DISTRICT AND SKY VIEWS FROM ITS NORTH FACING LIVING ROOM UNDER A COMPLIANT DEVELOPMENT.

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

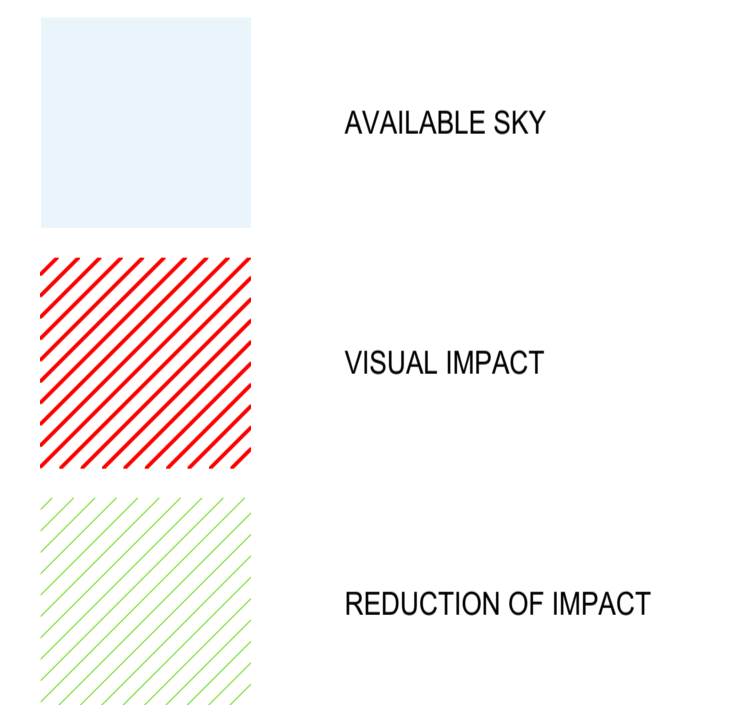
THE STREET OUTLOOK IS IMPROVED WITH THE RETENTION OF THE COTTAGES AND THE INCLUSION OF THE NEW PARK AND THROUGH SITE LINK.

## VISUAL IMPACT

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

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

DRAWING NUMBER	REVISION
A-DA.001.21	04

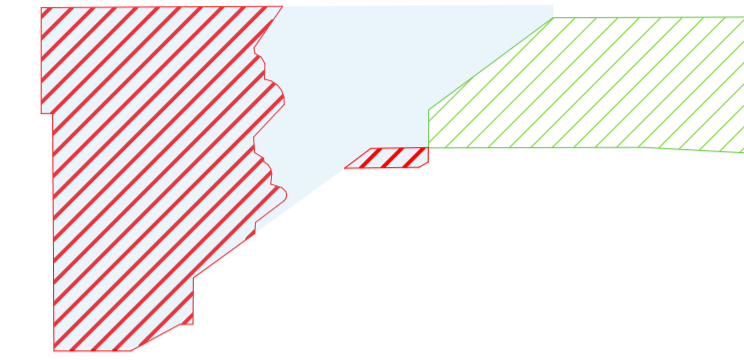
# 53 GERARD STREET - LVL GF



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + NEIGHBOUR VIEW



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



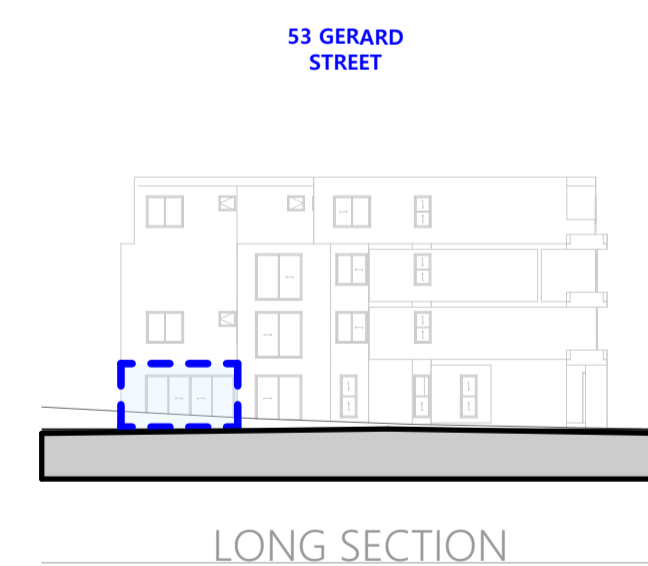
OUTLOOK WITH PROPOSED DEVELOPMENT  
52% OF VIEW RETAINED

**DESCRIPTION**

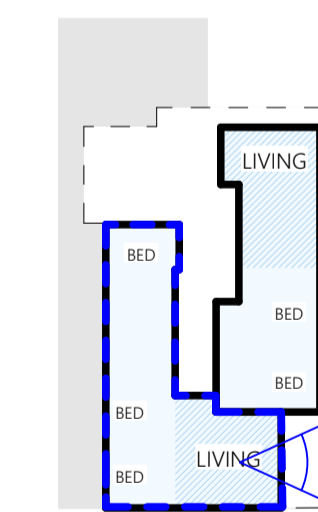
THE APARTMENT LOCATED ON THE SOUTH/EAST OF 53 GERARD ST GROUND FLOOR LEVEL CURRENTLY ENJOYS ITS OWN PRIVATE GARDEN VIEWS. THE CURRENT SETBACK IS 6M FROM THE EXISTING BUILDING ON 61 GERARD STREET. THE PROPOSED OUTCOME SIGNIFICANTLY INCREASES BUILDING SEPARATION UNDER THE PROPOSED DEVELOPMENT, THE DISTRICT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

**VISUAL IMPACT**

**MODERATE**

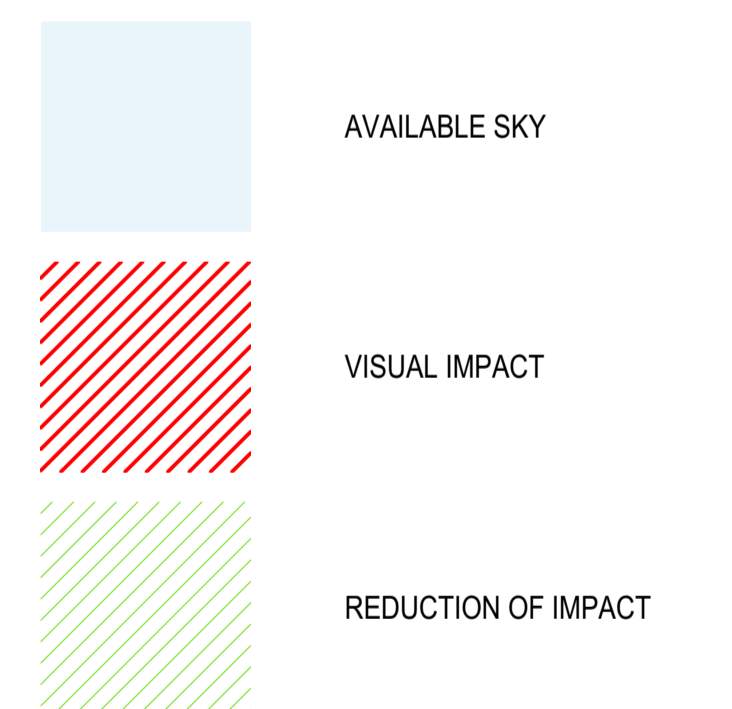


LONG SECTION



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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

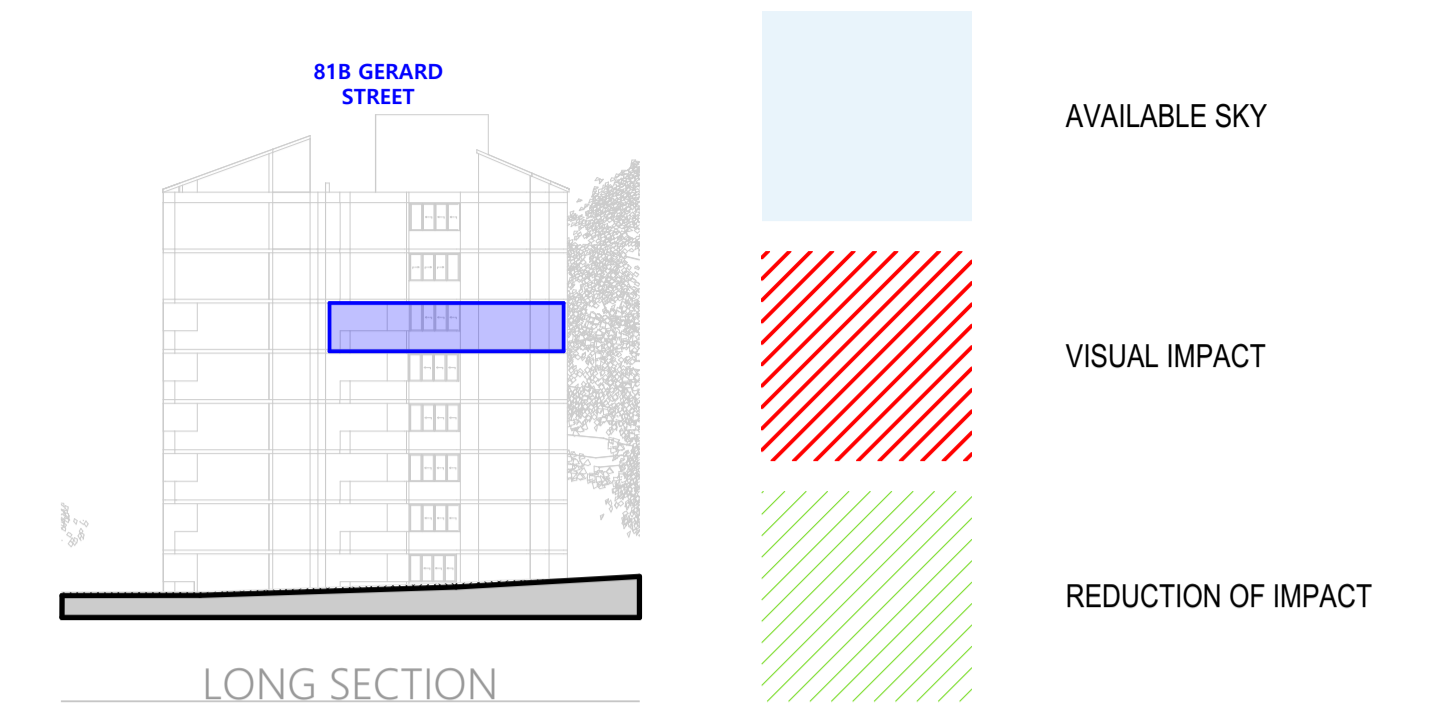
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWW/LGB/MF	TR	n/a	A1	

DRAWING TITLE

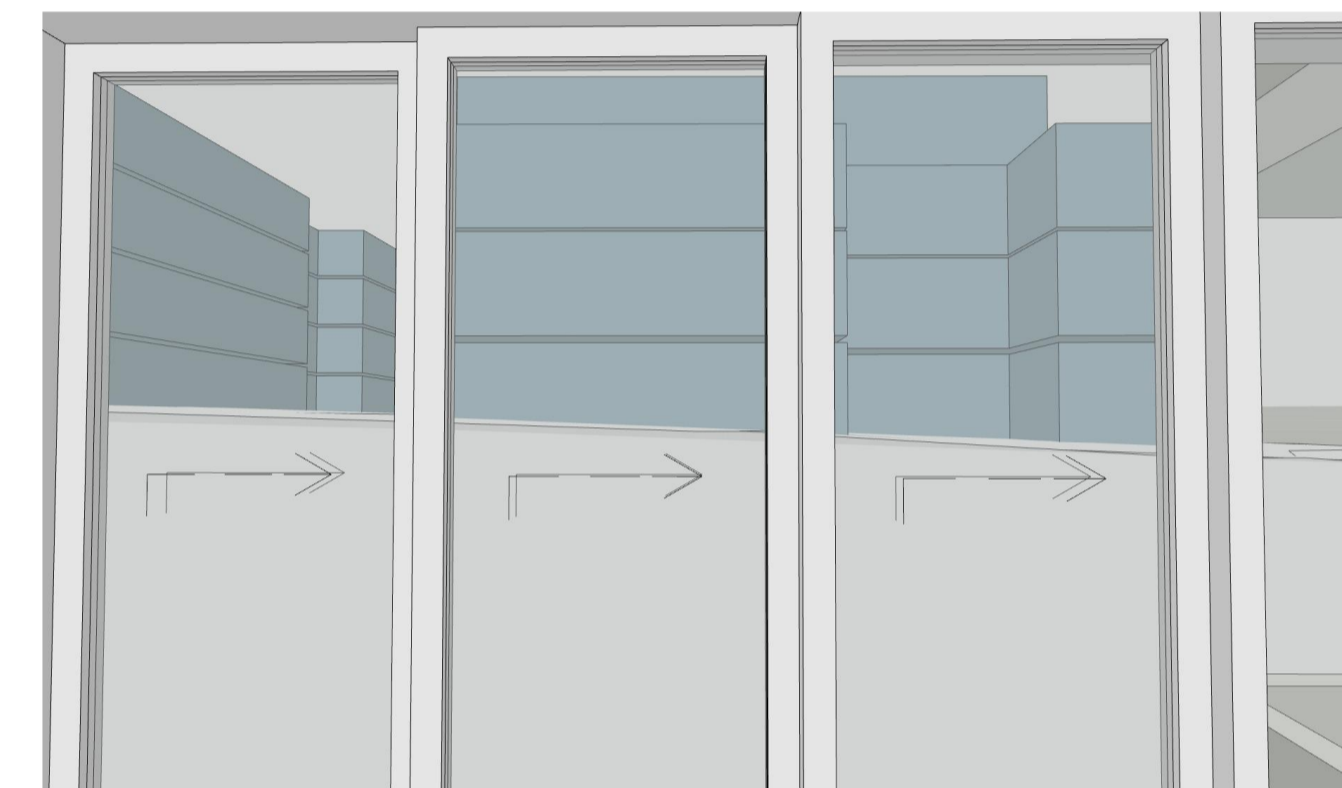
**VIEW ANALYSIS - 53 GERARD ST \_ LVL GF**

DRAWING NUMBER	REVISION
A-DA.001.22	04

# 81B GERARD STREET - LVL GF



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



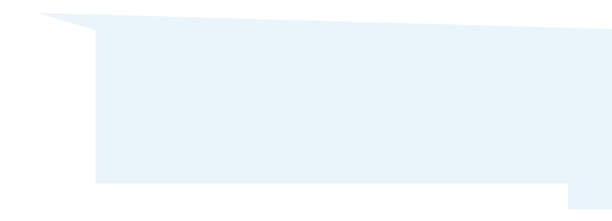
OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + NEIGHBOUR VIEW



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



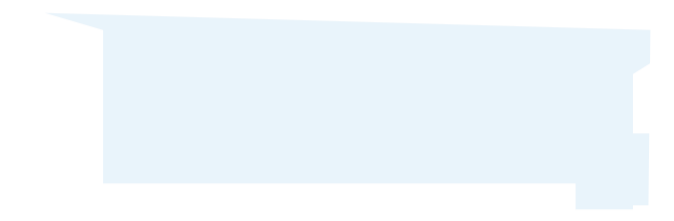
OUTLOOK WITH PROPOSED DEVELOPMENT  
31% OF VIEW RETAINED



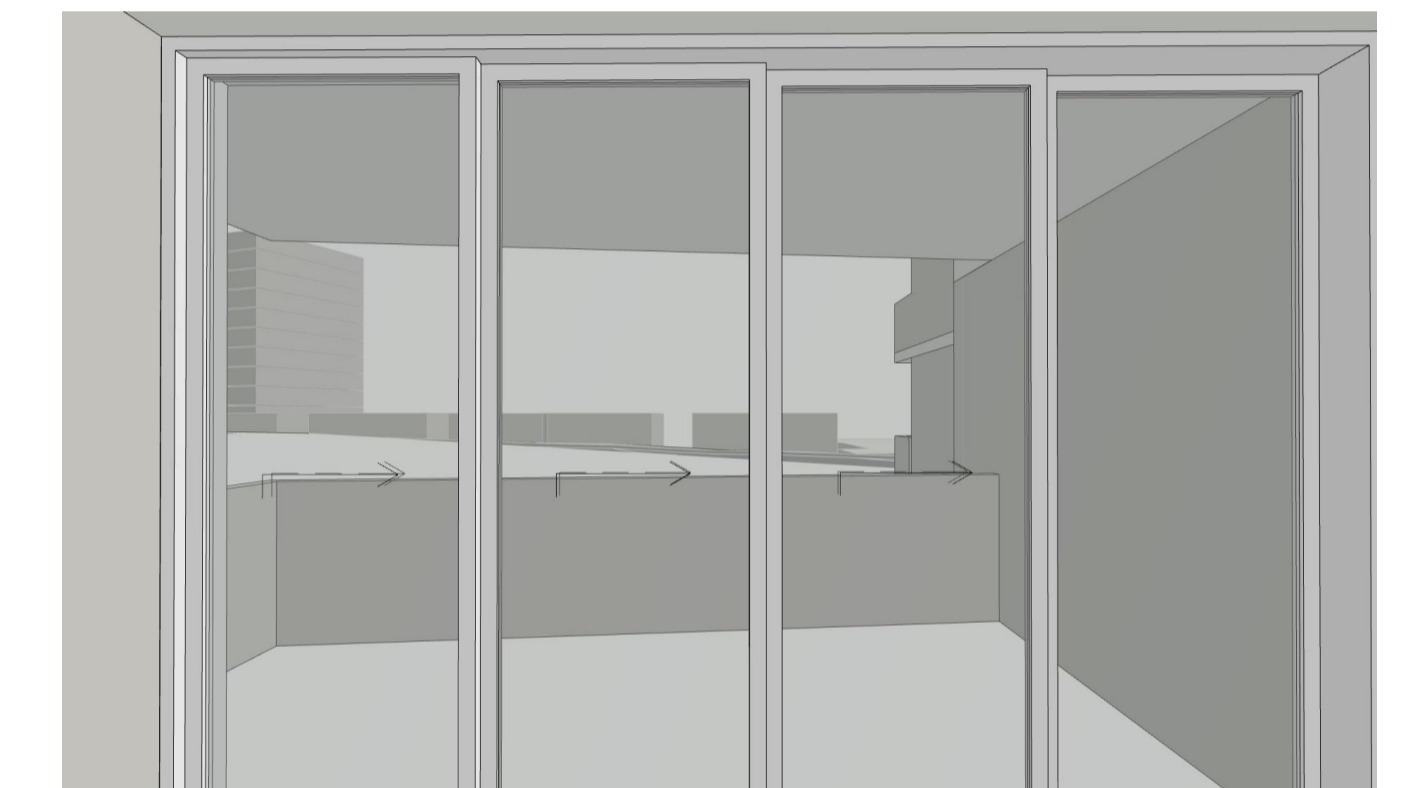
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + NEIGHBOUR VIEW



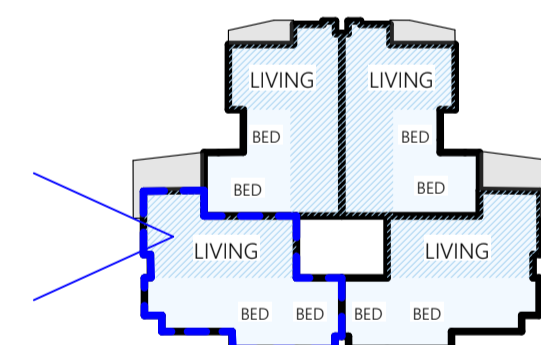
EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH PROPOSED DEVELOPMENT  
100% OF VIEW RETAINED

## DESCRIPTION

THE SECONDARY ASPECT FROM THIS APARTMENT LOCATED ON THE GROUND FLOOR LEVEL OF 81B GERARD STREET CURRENTLY ENJOYS GARDEN VIEWS AND PARTIAL VIEWS OF THE SKY. THERE IS A MINOR LOSS OF SKY VIEWS WITH THE NEW PROPOSAL.



81 B GERARD ST GF TYPICAL

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

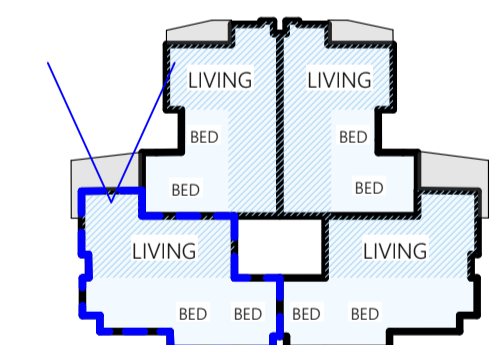
## SECONDARY ASPECT

## VISUAL IMPACT

MODERATE

## DESCRIPTION

THE APARTMENT LOCATED ON THE GROUND FLOOR LEVEL OF 81B GERARD STREET CURRENTLY ENJOYS SKY AND DISTRICT VIEWS FROM ITS PRIMARY NORTH FACING LIVING ROOM WINDOW AND BALCONY. THE APARTMENTS PRIMARY ASPECTS IS UNEFFECTED.



81 B GERARD ST GF TYPICAL

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

## PRIMARY ASPECT

## VISUAL IMPACT

NEGLIGIBLE

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

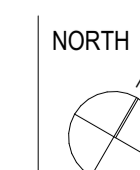
PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	7/10/2024	PW/VL/GB/MF	TR

SHEET SCALE	SHEET SIZE
n/a	A1



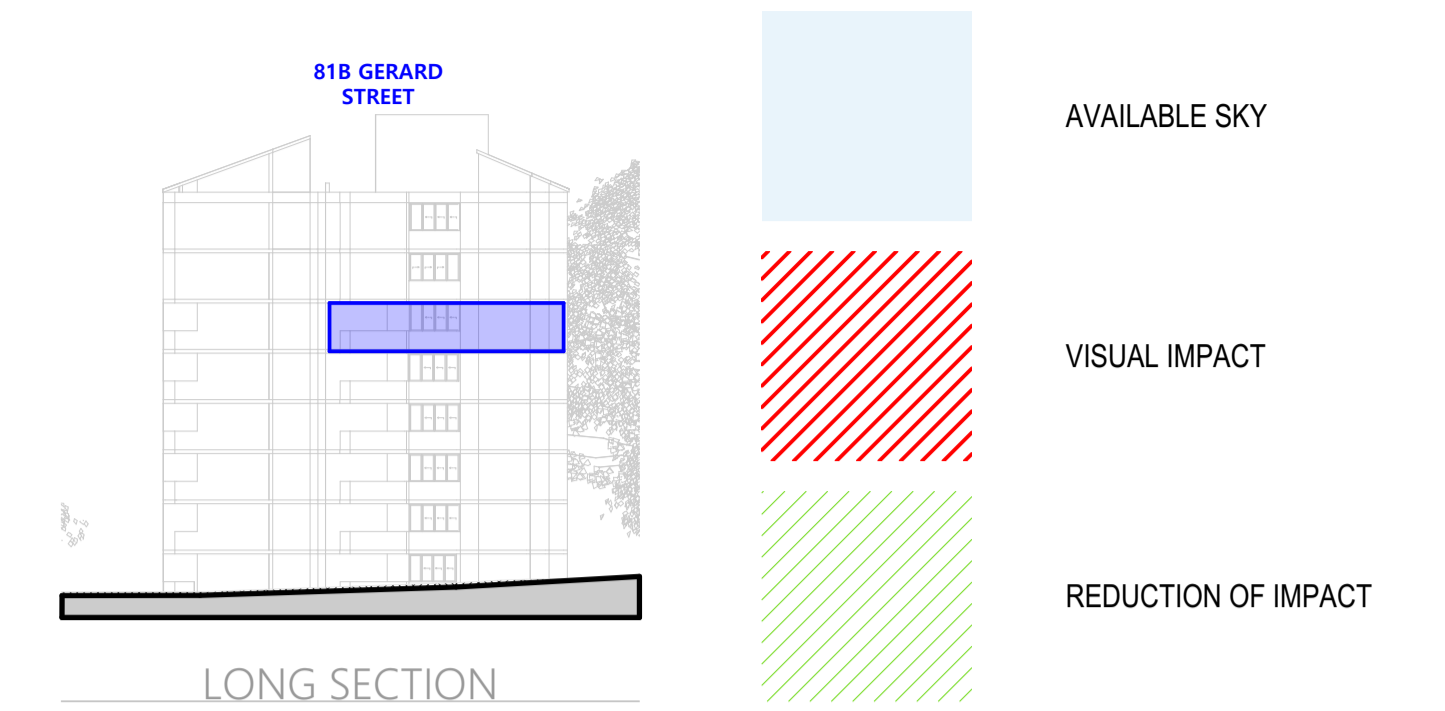
DRAWING TITLE

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

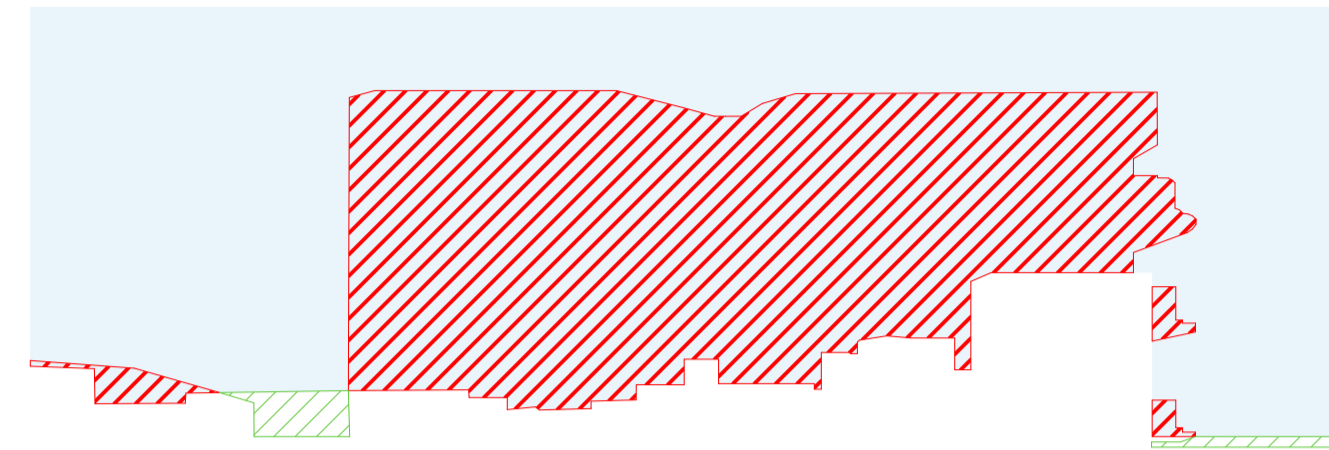
DRAWING NUMBER  
**A-DA.001.23**

REVISION  
**04**

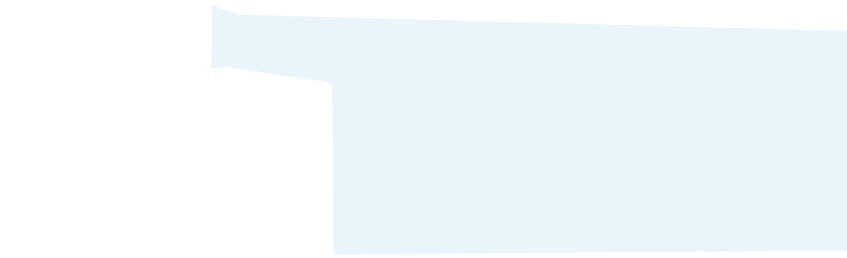
# 81B GERARD STREET - LVL 05



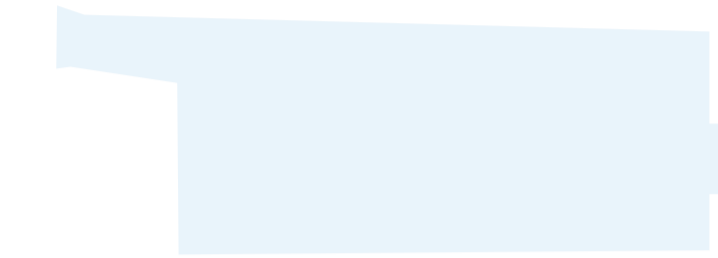
EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



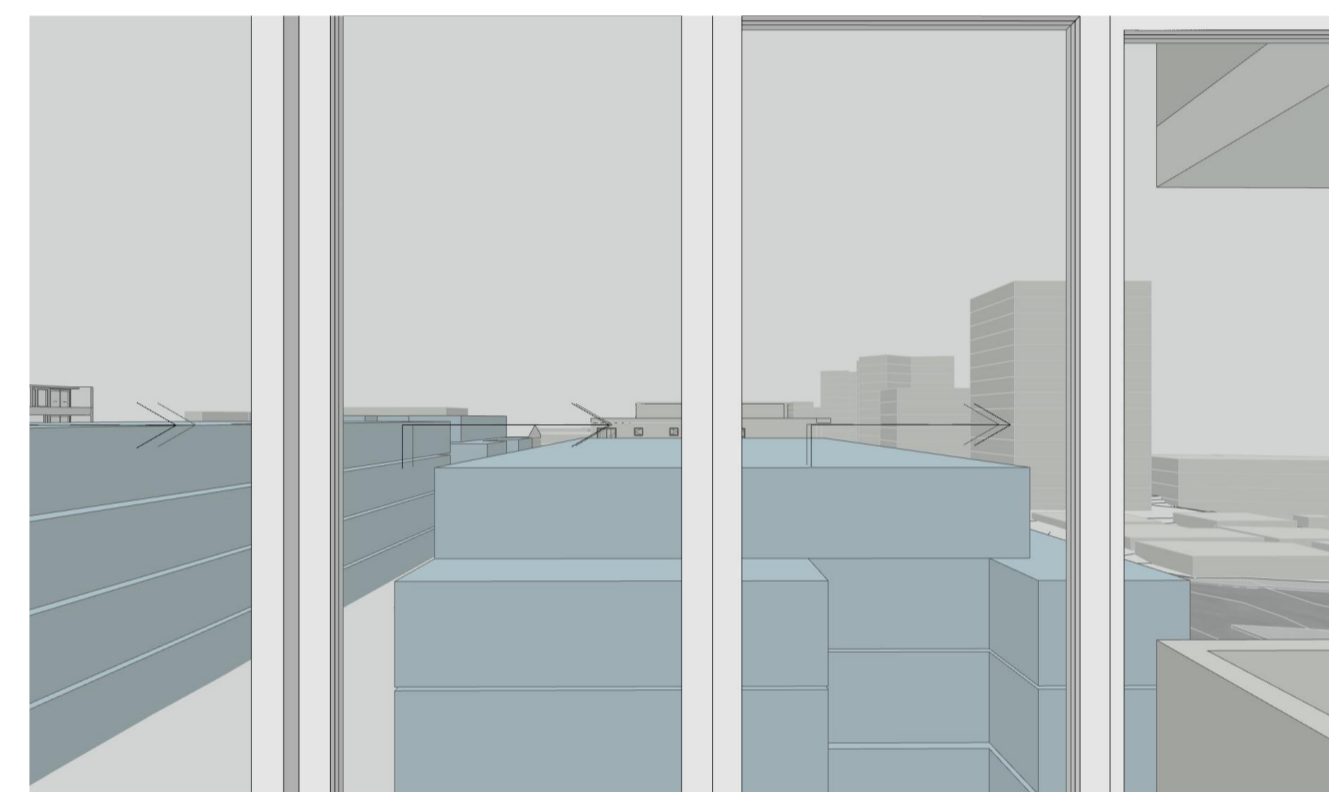
EXTENT OF SKY WITH PROPOSED DEVELOPMENT



EXTENT OF SKY WITH COMPLIANT DEVELOPMENT



EXTENT OF SKY WITH PROPOSED DEVELOPMENT



OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + NEIGHBOUR VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
56% OF VIEW RETAINED



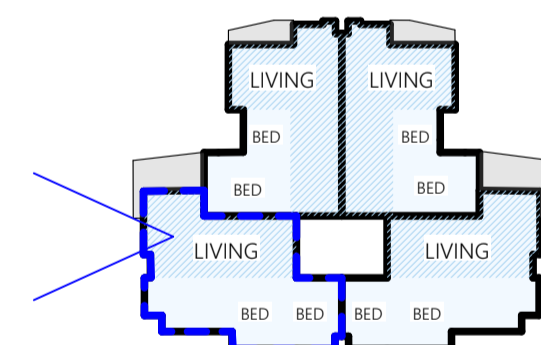
OUTLOOK WITH COMPLIANT DEVELOPMENT  
SKY + NEIGHBOUR VIEW



OUTLOOK WITH PROPOSED DEVELOPMENT  
100% OF VIEW RETAINED

**DESCRIPTION**

THE APARTMENT LOCATED ON LEVEL 05 OF 81B GERARD STREET CURRENTLY ENJOYS SKY AND DISTRICT VIEWS FROM ITS SECONDARY WEST FACING LIVING ROOM WINDOW. THERE IS A MODERATE LOSS OF SKY VIEWS WITH THE PROPOSAL.



81 B GERARD ST GF TYPICAL

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

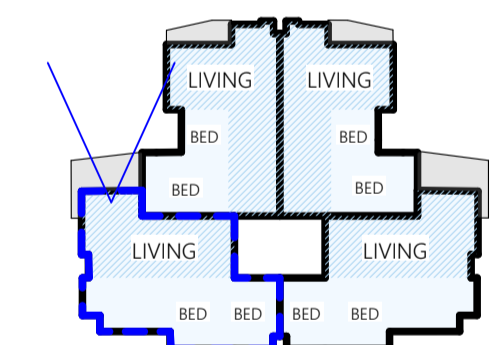
SECONDARY ASPECT

**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

PRIMARY ASPECT

**VISUAL IMPACT**

NEGLECTIBLE

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

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

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED
22012	7/10/2024	PW/VL/GB/MF	TR

SHEET SCALE	SHEET SIZE	NORTH
n/a	A1	

DRAWING TITLE

**VIEW ANALYSIS - 81B GERARD ST \_ LVL 05**

DRAWING NUMBER	REVISION
A-DA.001.24	04

# PART C: VISUAL IMPACT ANALYSIS ON THE SETTING AND VISUAL CURTILAGE OF THE CREMORNE ORPHEUM PICTURE PALACE, AND VIEWS FROM MILITARY ROAD

## VISUAL IMPACT SUMMARY

The Updated Heritage Impact Statement (HIS) for Proposed Senior Living Precinct Prepared by: Architectural Projects Pty Ltd provides an assessment of the impacts of the proposal upon the setting and visual curtilage of the Cremorne Picture Palace and draws the conclusion:

'The proposed development will not contribute to or detract from the setting of the items. The proposed development will not reduce the significance of the heritage items.'

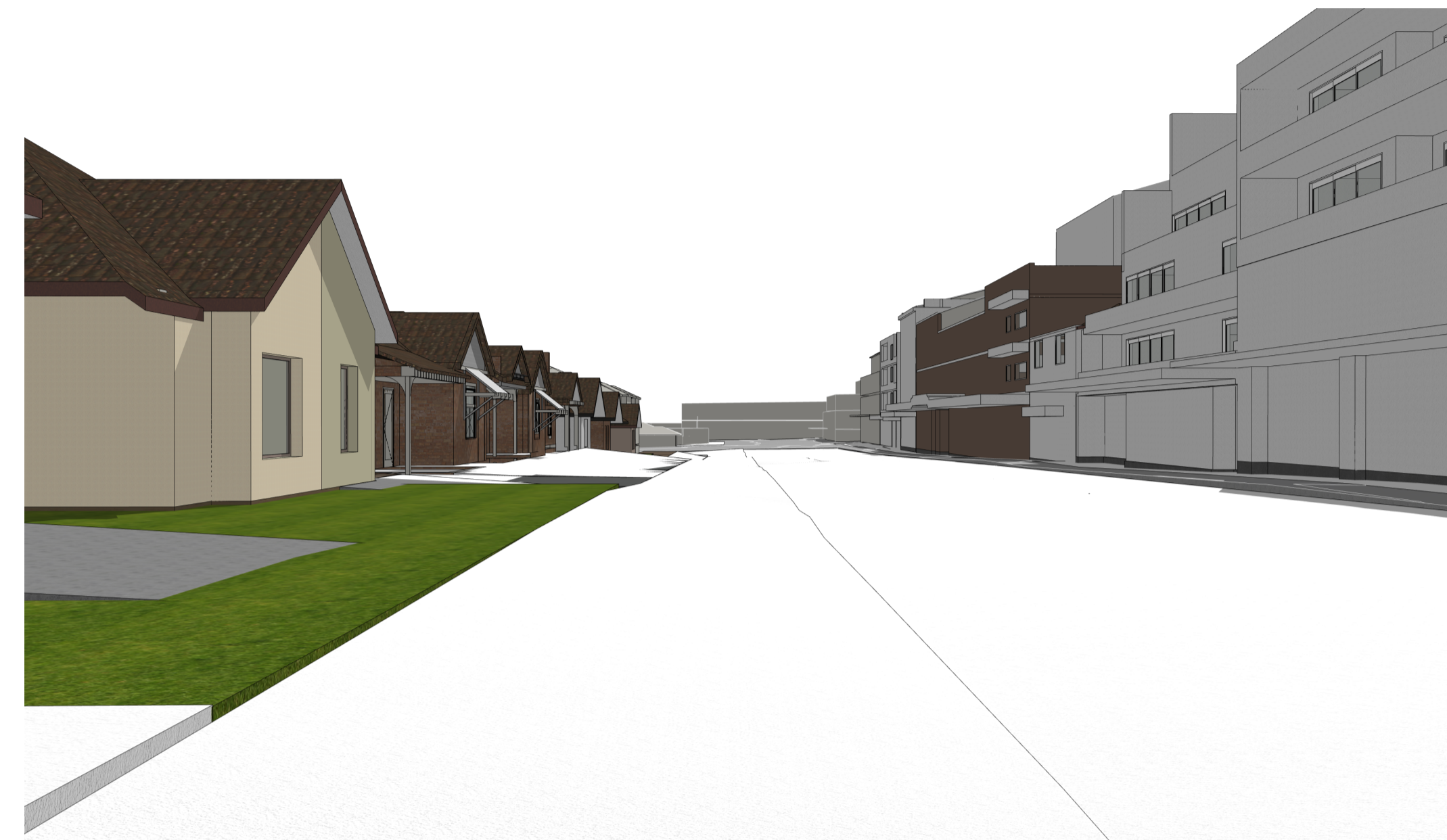
In relation to views of the heritage item from within Parraween Street, the HIS states:

'The Heritage Items are visually separated from the subject site by a 22m wide road. The proposed buildings are beyond the visual curtilage of the items and do not block views. Views of the building from Parraween Street will remain the same.'

The 'before' and 'after' views shown here demonstrate that the development does not impact views of the heritage item.

In relation to views of the heritage item from the Military Road corridor, the development has been superimposed upon photographs taken on the southern side of the road. Analysis included on the following 2-pages of this report is reproduced from drawings DA90.33, DA 90.34.

These views demonstrate that no part of the proposed development will be visible from the Military Road corridor, and again, support of the conclusion within the HIS that the project will not reduce the significance of the heritage item.



BEFORE



AFTER

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

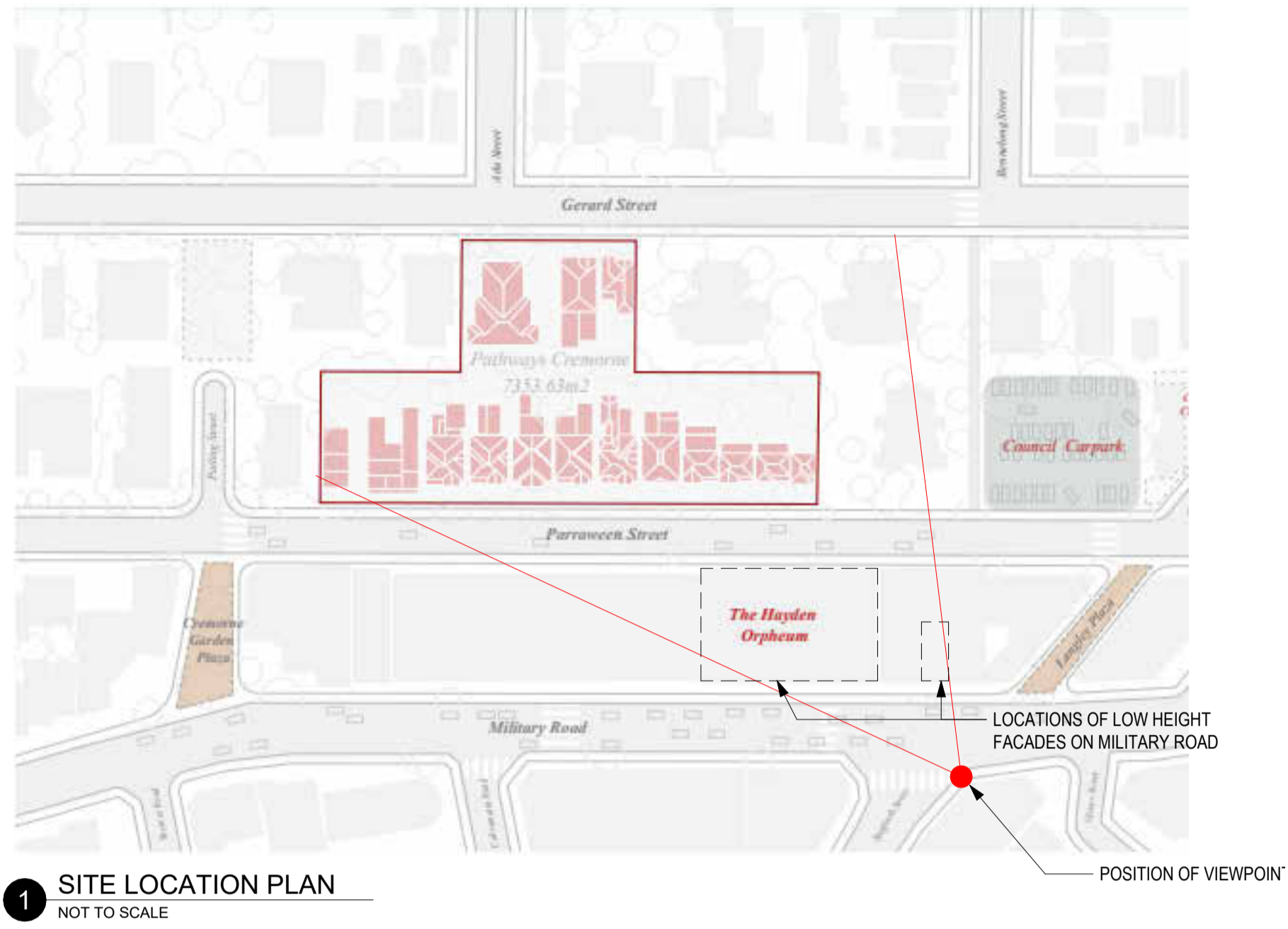
50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH	DRAWING NUMBER	REVISION
22012	7/10/2024	PW/VL/GB/MF	TR	n/a	A1		A-DA.001.25	04

DRAWING TITLE

**VISUAL IMPACT ANALYSIS +  
SUMMARY**

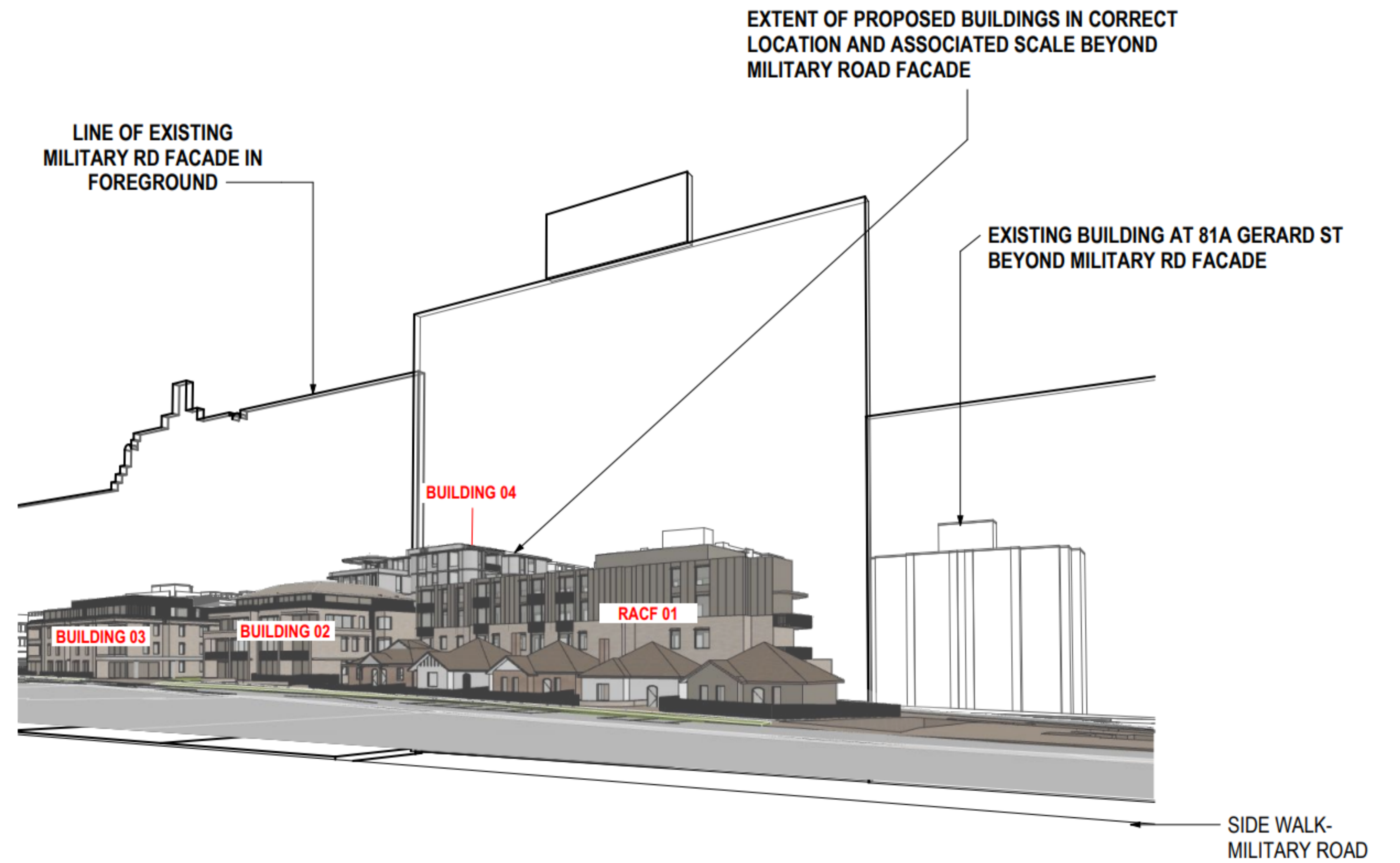
DRAWING NUMBER: A-DA.001.25  
REVISION: 04



1 SITE LOCATION PLAN  
NOT TO SCALE



GOOGLE MAPS PERSPECTIVE VIEW OF MILITARY ROAD BUILDING FACADES FROM STATED VIEWPOINT



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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

PROJECT

**Pathways Cremorne Seniors Living**

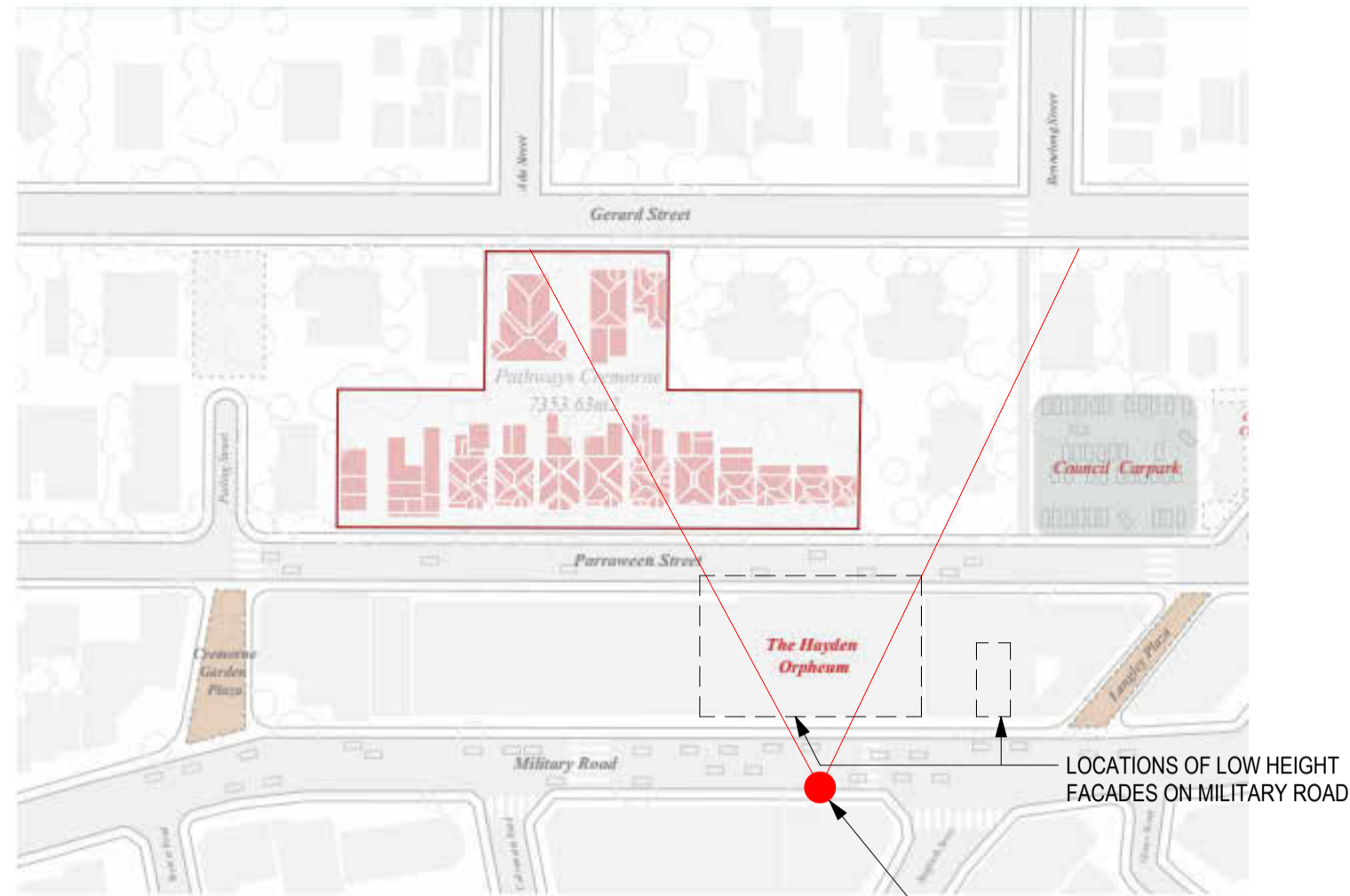
50-88 Parraween Street & 59-67 Gerard Street.

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
22012	7/10/2024	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

**VISUAL IMPACT ANALYSIS**

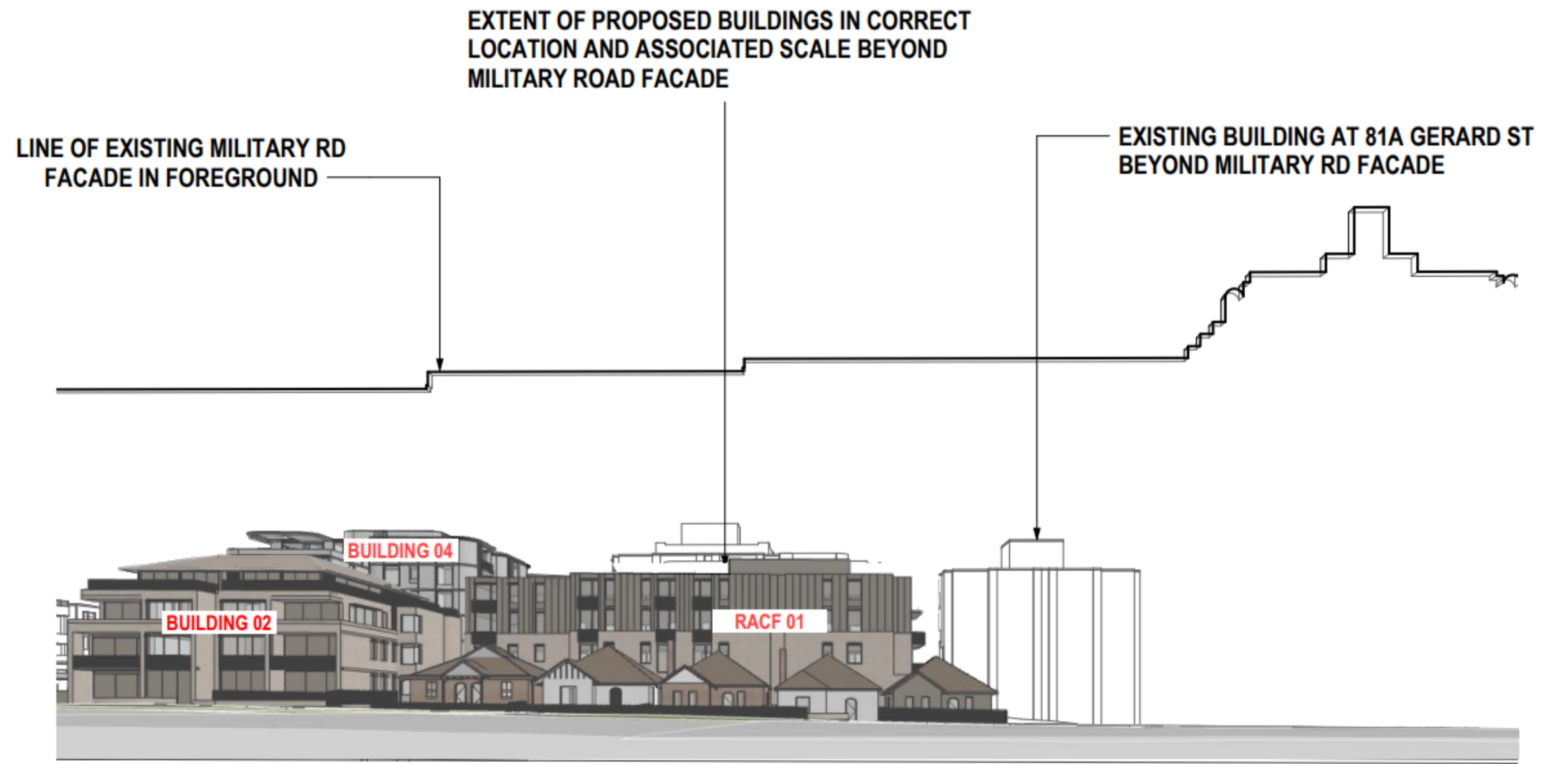
DRAWING NUMBER	REVISION
A-DA.001.26	04



2 SITE LOCATION PLAN  
NOT TO SCALE



GOOGLE MAPS PERSPECTIVE VIEW OF MILITARY ROAD BUILDING FACADES FROM STATED VIEWPOINT



1 EYE LEVEL PERSPECTIVE FROM MILITARY RD VIEWPOINT

PERSPECTIVES BASED OFF 1.5m EYE LEVEL HEIGHT

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PWW/LJ/GB/MF	TR	n/a	A1	

DRAWING TITLE

**VISUAL IMPACT ANALYSIS**

DRAWING NUMBER	REVISION
A-DA.001.27	04

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	ISSUE FOR DA
02	01/12/23	ISSUE FOR RFI SUBMISSION
03	13/12/23	ISSUE FOR RFI SUBMISSION
04	03/07/24	ISSUE FOR REVISED DA

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	7/10/2024	PW/VL/GB/MF	TR	n/a	A1		A-DA.001.28	04

DRAWING TITLE

**VISUAL IMPACT ANALYSIS**

DRAWING NUMBER	REVISION
A-DA.001.28	04