



16 September 2023

Ms Amy Watson

Acting Director

State Significant Acceleration

NSW Planning

Department of Planning and Environment

Locked Bag 5022

Parramatta NSW 2124

www.planningportal.nsw.gov.au/major-projects

Dear Ms Watson

Application Name Pathways Cremorne Seniors Housing

Application No. SSD-49472213

Location 50 – 88 Parraween Street Cremorne NSW
59 – 67 Gerard Street Cremorne NSW

Letter of Objection

Whilst I support the need for seniors housing, the proposed development will create significant parking and traffic issues both during construction and on completion, These issues have not been resolved in the current submission.

The Appendix DD Transport is a “Preliminary Construction Traffic Management Plan (CTMP) and a full construction management traffic plan has not been submitted including the real impact showing turning circles for all construction vehicles, allowed times and parking on site for all the trades involved.

During the construction estimate (16 months) it would be very disruptive to the morning peak hour traffic (6 -10am) notably in Gerard Street, which is clearway during this time. The report mentions a Works Zone being suitable along Gerard Street, but this could “negate” the clearway unless access the Works Zone is not operational until after 10am.

Table 2 Expected Construction Staff Volumes shows the average and maximum expected staff on site for each activity, but it does not highlight the reality of the combined effect of activities happening concurrently. For example, “Structure” has a max 150 staff and “Fitout” has max.150 and these two activities coincide for a minimum 7 months according to the preliminary program. This could equate to a possible max. 300 construction workers on site at one time. The basement

parking could be used as noted, but an exact program needs to be presented when this could be operational and how much will be for construction parking as well as general storage and site shed.

On completion the development site will have increased from 25 dwellings to 99 dwellings. Whilst the size of the dwellings has decreased, overall, there will be a significant increase with the numbers of visitors and support staff, which is reflected with four (4) times the number of dwellings. A report has not been submitted noting the actual predicted increase in the volume of traffic and the parking requirements for these contingencies. You can't rely on public transport to address this issue.


Based on the above a full CTMP needs to be presented at the design stage as it a major project. This CTMP must show how the issues will be resolved, not at the construction certificate stage, when it would be too late to address the items. The preliminary CTMP generally notes the issues but does not resolve them. The height, bulk, landscaping, FSR, overshadowing etc are all resolved in the design stage, but for a major project the full traffic issues must be resolved at this stage as well.

I am not objecting to the overall development and it should be beneficial providing it allows for what should be the intent of affordable seniors living accommodation. This should be assessed in conjunction with any loss of community amenities notably the traffic implications.

I request formal confirmation that the traffic issues for both during construction and on completion will be addressed prior to approval of the Development Application.

Thank you for your consideration and review.

Yours faithfully,


Dr Jane Thomson

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Where to send online - refer letter

www.planningportal.nsw.gov.au/major-projects and click on "Make a submission"

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