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11 September 2023

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Director State Significant Acceleration
NSW Planning
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear State Director,

Pathways Cremorne Seniors Housing
Application No: SSD-49472213
Location: 50-88 Parraween Street, 59-67 Gerard Street, Cremorne 2090

I object to the proposal which I understand is before the State Government Department of Planning and Environment for this development for the following reasons: -

1. It exceeds the planning limits and zoning for the site.
2. An 8-storey building development on this street is an over development of the site.
3. The loss of heritage resulting from the dismantling and partial reconstruction of some (not all) of the heritage cottages that North Sydney Council, in conjunction with the community, are seeking to permanently protect.
4. There is no traffic impact assessment for Parraween Street. I would have this an important issue when there are existing parking problems in Waters Road, Reynolds and Illilwa Streets due to other developments that have been approved in the past.
5. The indication that there would be negative impact of staff parking and visitors parking is laughable.
6. The claim that the development would increase kerb parking in Parraween Street is not correct.
7. The destruction/obscuring of many mature trees that are important to environment in this area.
8. The demolition, excavation and construction timelines set out in the proposal suggesting a 16-month construction time. May I suggest your committee in reviewing this development study other developments in the area and I am sure your committee will come to the conclusion that his time line is not realistic.

It would appear that North Sydney Council's existing zoning restrictions are not being met. Important issue for us living in the area that our Council's views are upheld.

The 12 Parraween Street cottages are subject to IHOs which, when formalised, will secure the permanent protection of these cottages. The community has also sought state heritage listing for the adjacent Hayden Orpheum Picture Theatre. Both the community and the North Sydney Council have acted to achieve these goals with the vision of Parraween Street becoming the "heart" of the community.

The proposal claims – ***"The proposed development does not warrant a cumulative traffic impact assessment (CTIA) as the proposal reduces the traffic generation of the site"***. I think any reasonable assessment of this statement would agree that it is not correct

I acknowledge and accept the DPE disclaimer and declaration.

Yours faithfully

[REDACTED]

Barry E Capelin