

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

Dear Sir/Madam,

**Application No. SSD-49472213 50-88 Parraween Street , 567 Gerard St  
Cremorne 2090. Pathway Seniors Housing**

I strongly oppose the proposal put to the State Government Department of Planning and Environment for the above development for the following reasons:

- 1) It exceeds the planning limits and zoning for the site, as well, I understand, the height for such types of seniors' accommodation.
- 2) The LOSS OF HERITAGE resulting from the dismantling and partial reconstruction of some of the heritage cottages that North Sydney Council, in conjunction with the Community, are seeking to permanently protect.
- 3) Importantly - the traffic flow along Parraween Street - this street is only a narrow one. It is not a major road. It is already often difficult to access Parraween Street because of traffic congestion caused by vehicles on Winnie Street seeking to access Military Road. The proposed development will exacerbate this and it is easy to envisage that ambulances, which will regularly need to access aged care facilities, will have difficulty being able to do so.
- 4) Due to the limited number of parking places on Parraween Street, residents already have difficulty parking. This problem will be exacerbated given the significant number of spaces that will be taken up by staff of, and visitors to, the facility.
- 5) The destruction/obscuring of so many mature trees that are so important to the character of the streetscape to residents and visitors.
- 6) The timeline for demolition and construction provides for a build time of a 16 months. In my view, this needs to be viewed with significant doubt. Smaller projects in the area have taken over three years to complete in times when there was not the current shortage of labour and materials. Those shortages are likely to continue and are highly likely to significantly add to the build time.

Elaborating further on some of the above points:

On Point 2 - The 12 Parraween Street cottages are subject to IHOs which, when formalised, will secure their permanent protection. The community has also sought State Heritage listing for the nearby Hayden Orpheum Picture Palace. The community and the Council have both acted to achieve these goals as they feel

Parraween Street can be the "heart" of the community.

North Sydney Council has been actively promoting Parraween Street as the "heart" of the community and, with this vision, and to the great delight of the community, is actively planning upgrades to Cremorne Plaza and Langley Place as well as a redevelopment of the Parraween Street carpark to provide affordable housing, an early child care centre and green space parkland and parking below for 161 cars.

The owner/developer of Pathways, is not, as far as I am aware, a charitable, not-for-profit or religious organisation. I understand it to be a private, for profit business and by the development will benefit financially, but not the broader community. Instead, local residents will face a shortage of green spaces and a significant cost to the heritage of the area, "chipping" away at an essential part of Sydney culture and environment.

On Point 3 – the traffic congestion is perhaps the primary concern. Plain and simple, Parraween Street already struggles to cope with current traffic volumes. Having come across other aged care facilities, I have noticed that they are situated on much wider streets with much better access, particularly for Ambulances. I note the aged care facilities currently being built by Pathways at Longueville and Hyegrove Penshurst Road, Willoughby which both have significantly better access. I kindly request that a full CTIA be undertaken before any final decision is made.

On Point 1 – all options explored in the proposal are predicated on a maximum bulk for the site. The justification for the option chosen is that it secures that maximum while providing some community benefits in a staggered rise and a "public" park. Such exploitations of a site may be commercially understandable, but NOT at the future feel and amenities of the site for the community.

I submit that this proposal is both flawed and not in the best interests of the community, lacking both site specific and strategic merit.

I declare that I have not made a reportable political donation in the last two years.

I acknowledge and accept the DPE disclaimer and declaration.

Yours sincerely,



*11th September 2023*

Noelia Crepaldi

