

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

U204/61 Parraween Street  
Cremorne – NSW 2090  
Sydney, Australia

I am the owner of U204/61 Parraween Street, Cremorne, NSW 2090.

I oppose this proposed development because of the impacts it will have on our community:

1. The proposal concept is contrary to the North Sydney Council and community vision of Parraween Street as the "heart" of Cremorne. There are many initiatives being undertaken to achieve this vision (plaza renewals, IHOs for the cottages, rezoning, street traffic management and enhanced carparks) and these will effectively be negated/negatively impacted by the proposal.
2. The proposal seeks to achieve maximum bulk (4 storeys) for the site and any of the options would be inappropriate due to its adjacency to the Cremorne Town Centre. In particular the proposal for an 8 storey ILU is contrary to existing let alone proposed future zoning. Just because poor planning allowed such inappropriate development in the past doesn't mean it should be acceptable now.
3. The local traffic flow is huge and will only get worse with the cancellation of the Northern Beaches Tunnel. The paucity of crossings of Military Rd has led to major congestion of Winnie and MacPherson St and Parraween St to become a "rat run". The additional 115+ cars, the extra visitors and service deliveries to the RMC will only exacerbate these traffic problems.
4. Likewise the proposal will add to the considerable parking problems in Parraween St.
5. The dismantling and reconstruction of the 9 cottages subject to IHOs does not maintain the heritage - at best they will be a token facade.
6. Having a single driveway entrance for 134 vehicles and the many service truck and ambulance deliveries will cause that driveway to be a major bottleneck in Parraween St and be dangerous due to its proximity to the Cremorne Plaza.
7. The projected 18-month construction program is totally unrealistic. 3-4 years is a far more realistic estimate based on recent development experience of much smaller sites. Additionally, the projected truck scheduling will have a far greater impact on the Parraween St (closures, blocking etc). And is it appropriate to great this dysfunction (traffic, parking, noise, dust, inconvenience) adjacent to the Town Centre and its businesses for such a protracted period.