

13 September 2023

Director State Significant Acceleration
Department of Planning and Environment
Submitted on-line

Dear Director State Significant Acceleration

**Re: SSD-49472213, Pathways Cremorne Seniors Housing, 50-88
Parraween Street, 59-67 Gerard Street, Cremorne, North Sydney LGA**

I do not support this proposed development for the reasons outlined in this submission.

1. Unsustainable traffic impact

- I understand that there has been no cumulative traffic impact assessment undertaken. This must be undertaken as a minimum requirement.
- The consent authority should give detailed consideration to the traffic impacts of the proposed development, given the significantly large number of vehicles that will be associated with the development (including vehicles of workers, residents and visitors, delivery trucks, and other vehicles servicing the facility).
- Parraween Street is a small residential street, and one that is already very busy. The surrounding roads (MacPherson Street and Winnie Street) are at capacity and are unlikely to be able to safely and effectively support increased traffic movements generated by the proposed development.
- Parraween Street is increasingly used as a short cut for Mosman, Cremorne, and Neutral Bay residents seeking to cross Military Road from north to south, or south to north. The impacts on the street are heightened during peak hours when both Winnie and MacPherson Streets become heavily congested, constricting ingress and egress from Parraween Street for lengthy periods. The proposed development will worsen the issue. There will be safety issues for pedestrians.
- It is noted that there is no train line that services Cremorne, and Military Road and Gerard Street are already heavily congested during peak hours. The proposed development will worsen the congestion.
- The proposal to have only one driveway to enter and exit the site for 134 cars plus delivery trucks and service vehicles will create a bottleneck.
- The impact on the existing residents on Parraween Street need to be considered, because it is a residential street where people live.

2. Results in the loss of items of heritage significance

- Planning Proposal PP-2023-987 received Gateway Determination approval from the Department of Planning on 31 July 2023. This Planning Proposal proposes to list 12 cottages on Parraween Street (50-56, 70-72 and 78-88 Parraween Street) as items of local heritage significance to Cremorne. The Planning Proposal is currently on public exhibition.

- The proposed development results in the loss of these items of heritage significance to Cremorne. While the developer proposes to reconstruct 3 of the cottages, such reconstruction involves loss of the original items and materially reduces their heritage significance.
- The heritage significance of the Parraween Street cottages has been confirmed by an expert study undertaken by independent heritage experts, Lucas Stapleton Johnson & Partners, and supported by the Land and Environment Court, when on 26 July 2023, the Court dismissed the developer's appeal against the Interim Heritage Order that had been issued to protect these dwellings while assessment and inquiry on their heritage significance were carried out.

3. Inconsistent with the local vision for Cremorne town centre

- North Sydney Council and the community (i.e. through local community groups comprising residents and local businesses) have been developing and implementing a vision for Cremorne's town centre in which Parraween Street is the "heart" of the community. In support of this vision, the Council is planning upgrades to Cremorne Plaza and Langley Place, which are in close proximity to the Hayden Orpheum Picture Palace (nominated for State Heritage Listing) and local restaurants and cafes, and a redevelopment of the Parraween Street carpark to provide affordable housing, an early childcare centre, a community centre, green space parkland with underground public parking.
- The proposed development is of excessive height, bulk and scale, and inconsistent with the community and North Sydney Council's vision for the heart of Cremorne.
- The traffic issues identified will adversely impact the amenity of Parraween Street. The single driveway for 134 cars plus delivery trucks and service vehicles will result in a major bottleneck resulting in traffic, noise and safety issues for residents and pedestrians, and reduce the attractiveness of Parraween St as a destination for social gathering.

Thank you for considering my comments.

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
S.Kok