

## Pathways Cremorne Seniors Housing

Application No: SSD-49472213

Location: 50-88 Parraween Street, 59-67 Gerard Street, Cremorne

Director State Significant Acceleration NSW Planning

Department of Planning and Environment

Locked Bag 5022

Parramatta NSW 2124

### Re: Objection to Pathways Cremorne Seniors Housing Development

I am writing to express my strong opposition to the proposed Pathways Seniors Housing development in Cremorne. While I understand the need for senior living facilities, I firmly believe that this particular project will have significant adverse impacts on our community and contradicts the community vision for Parraween Street as the "heart" of Cremorne.

**Contrary to Community Vision:** The proposed development concept runs counter to both the North Sydney Council's and the community's vision for Parraween Street as a central hub in Cremorne. Various initiatives are already in place to realise this vision, such as plaza renewals, Important Heritage Orders (IHOs) for the cottages, rezoning efforts, street traffic management, and enhanced carparks. These efforts would be significantly undermined by the proposed development.

**Inappropriate Bulk:** The desire to maximise bulk with a four-storey structure, and especially the proposal for an eight-storey Independent Living Unit (ILU), is simply inappropriate given its proximity to the Cremorne Town Centre. Such a height is inconsistent with both existing zoning regulations and future zoning plans. It is crucial that we do not accept poor planning decisions from the past as a precedent for future developments.

**Traffic Congestion:** Our local traffic flow is already a significant concern, which is only expected to worsen with the cancellation of the Northern Beaches Tunnel. The limited number of crossings on Military Road has caused major congestion on Winnie Street, MacPherson Street, and Parraween Street, making the latter a "rat run." Introducing an additional 115+ cars, more visitors, and service deliveries to the Pathways Cremorne Seniors Housing will undoubtedly exacerbate these traffic problems.

**Parking Issues:** The proposed development will only contribute to the existing parking problems in Parraween Street, making it even more challenging for residents, shoppers, and business owners in the area. There is not enough parking in Parraween Street and

adjacent streets. The Hayden Orpheum cinema already requiring parking for its visitors and staff, the addition of vehicles associated with the Pathways Seniors development will place overwhelming pressure on street parking. This will not only inconvenience residents but also negatively impact local businesses and the cinema.

**Heritage Preservation:** The dismantling and reconstruction of the nine cottages subject to IHOs do not adequately preserve their heritage value. At best, they will be reduced to token facades, further diminishing the historical character of the street. The Dept of Planning has provided gateway approval of Planning proposal PP-2023-987 - to amend the North Sydney LEP 2013 as it applies to 50-88 Parraween Street, Cremorne by identifying the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street as local heritage items.

**Driveway Bottleneck:** A single driveway entrance for 134 vehicles, along with numerous service trucks and ambulance deliveries, will create a significant bottleneck in Parraween Street. This bottleneck poses both a traffic hazard and a danger to pedestrians, given its proximity to Cremorne Plaza.

**Unrealistic Construction Timeline:** The projected 18-month construction period is overly optimistic. Recent development experiences on smaller sites suggest that 3-4 years is a more realistic estimate. The projected truck scheduling will also cause significant disruptions in Parraween Street, including closures and blockages. Subjecting the Town Centre and its businesses to such dysfunction for an extended period is neither practical nor fair.

In conclusion, I urge the Department of Planning and Environment to reconsider the approval of the Pathways Seniors development on Parraween Street. This development, with its inappropriate scale, traffic congestion, parking issues, and failure to preserve heritage, will have detrimental effects on our community and contradict the vision we hold for Cremorne's heart.

Thank you for considering my objections. I trust that you will carefully weigh the concerns of the community and make a decision that aligns with our shared vision for the future of Parraween Street, Cremorne.

Kind regards,

Nicola Cleary

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