

Pathways Cremorne Seniors Housing

Application No: SSD-49472213

Location: 50-88 Parraween Street & 59-67 Gerard Street, Cremorne 2090

Director State Significant Acceleration

NSW Planning

Department of Planning and Environment

Locked Bag 5022

Parramatta NSW 2124

Summary

I object to the above development proposal put to the NSW State Government Department of Planning and Environment (DPE) for the following reasons.

Height, Bulk and Scale

- The height of the proposed structures exceeds the 12m height limit applicable to the R4 Zone in North Sydney LGA. In particular, the 8-storey building at 28.66m in Gerard Street proposed appears to be an attempt to leverage uplift benefits for the developer from adjacent structures which have grandfathered existing use rights.
- The proposed structures fronting Parraween Street are effectively 4-storeys which despite inclusion of faux heritage cottage reconstructions will permanently alter the general low-rise character of Parraween Street and increase the "urban canyon" effect and shadowing of Parraween Street.
- The site for the development is one of the largest single developments proposed in Cremorne. Its proximity to the Cremorne Town Centre highlights how important it is for any development of the site to be empathetic to community needs and to its surroundings.

Loss of heritage

- There will be an irreversible loss of local heritage resulting from the dismantling and partial reconstruction of some (not all) of the 12 identified heritage cottages that North Sydney Council, in conjunction with the community, are seeking to permanently protect.
- Twelve of the Parraween Street cottages have Interim Heritage Orders (IHOs) which, when listed, will secure the protection of these cottages for heritage conservation and for the streetscape. The community has also sought State heritage listing for the adjacent Hayden Orpheum Picture Palace and the Parraween Street cottages form part of its surrounding curtilage.
- The IHOs have been based on expert heritage advice which was accepted by the Land and Environment Court. The LEC dismissed the developer's appeal to overturn the IHOs. The 12 cottages have now received Gateway approval from the Department of Planning for processing of their listing, and are currently on public exhibition in advance of their local heritage listing on North Sydney Council's LEP 2013.

- The adaptive use faux cottage reconstructions on the Parraween street frontage appear to be a marketing initiative by the proponent to garner point-in-time community acceptance and to give the impression of having listened to community to the consent authority. This does not make up for twelve identified as local heritage cottages being demolished and permanently lost. The developer will likely be able to demolish the faux reconstructions in future to create a 4-storey Building 5 ILU or Building 5 RAC to increase site residential/care capacity.

Inconsistent with the "heart of Cremorne" vision

- North Sydney Council has been actively promoting Parraween Street as the "heart" of the community. In support of this vision, the Council is actively planning upgrades in the near future to Cremorne Plaza and Langley Place, and a redevelopment of the Parraween Street carpark to provide affordable housing, an early childcare centre, green space parkland with underground public parking for 161 cars.
- The buildings proposed and their usage as ILUs and medical care facilities are not compatible with this vision.

Traffic and Parking

- The absence of a cumulative traffic impact assessment (CTIA) which demonstrates the inability of Parraween Street (in conjunction with MacPherson and Winnie Streets) to cope with the increased traffic flow this development would bring is a serious defect of this proposal.
- Therefore a full CTIA should be carried out.
- The single drive access for 134 cars (both ingress and egress) to Parraween Street will concentrate additional traffic onto Parraween Street, Winnie and MacPherson Streets.
- I understand TfNSW rejected the developer's request for turn-in and turn-out facility onto Gerard Street, which is a indicator of anticipated traffic movement issues.
- Winnie Street in particular is a key road for north-south movements across Military Road and already experiences traffic congestion during AM and PM peaks and on weekends.
- The services the developer proposes to provide to its residents will require further daily heavy vehicle truck and delivery services further adding to the traffic volumes.
- The existing amenity of the nearby Cremorne Plaza and its outdoor public spaces will be adversely impacted by the traffic movement concentration at the complex' driveway.
- The public parking on Parraween Street is influenced by patronage of the Hayden Orpheum Picture Palace. During peak show times it is extremely difficult to find a parking spot, not only on Parraween Street but in the wider vicinity. This development will place more pressure on the available public parking.
- The proposal does not address the additional parking requirements of family and friends visiting the RAC, and the visitors and services delivered to the ILUs.

Walk-through site park

- North Sydney LGA has a relatively low amount of public green space for its area and population. This has a huge impact on residents and their quality of life. The present low-rise development of the site provides visibility of a large number of mature trees on the site and adjacent sites. This view will be eliminated by the development.
- While the walk-through “public park” attempts to address this concern, it will have limited appeal to local residents and is more likely to be patronised by ILU residents and their visitors.
- Locals living north of Gerard Street use Paling Street or the Council walkway (which goes directly to the Gerard Street/Bennelong Rd traffic lights) and have pedestrian crossings on Parraween Street for connection to Cremorne town centre and public transport.
- The developer/operator of the facility may start off with this open space and then develop this space in future with additional ILU or RAC buildings to increase the capacity of the facility.

Conclusion

I submit that this Pathways proposal is not in the best interests of the Cremorne community, lacking both site specific and strategic merit and such a facility is better located elsewhere where it does not dominate its surroundings and deteriorate the valued existing character of the area.

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.

Name: M. Flynn
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Date: 15.09.2023