

14 September 2023

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

Pathways Cremorne Seniors Housing

Application No: SSD-49472213

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

We write as the Convenors of the combined Harrison and Bennett Precincts, a local community group operating under the auspices of North Sydney Council that plays an active role in providing input into matters of importance for the North Sydney community.

The Pathways Cremorne State Significant Development project was discussed at our monthly meeting held on 7 September, 2023.

We would like to provide feedback as follows:

- **LOSS OF AMENITY FOR RESIDENTS - Traffic**
- Parraween Street is a narrow street with a high volume of vehicle movements from residents and visitors to the existing businesses and the Cremorne Orpheum theatre. Access is confined to two feeder streets. MacPhearson and Winnie Streets. Both feeder streets are already at capacity.
- During Redlands school pick up hours and commuter peak hours Parraween Street and feeder streets become particularly congested. In particular the two key intersections in Winnie St (Military Rd and Gerard St) are at capacity. During peak periods, it can take motorists more than 10 mins to move a few metres on Winnie Street.
- **The cumulative traffic impact assessment of all roads in the immediate vicinity is urgently needed and must be carried out as part of this State Significant Development plans.**
- The intersection of Macpherson Street and Gerard Street is a well-known accident "black spot" with extremely difficult egress for vehicles and difficult/unsafe conditions for pedestrians. This issue is well documented in North Sydney Council traffic meeting minutes and is listed as a Standing Item on the Agenda due to the frequency of issues. Council has been seeking to install pedestrian signals on Gerard Street at Macpherson Street for many years, but has yet to receive approval and funding from the NSW Government.
- **LOSS OF HERITAGE.**
- A Planning Proposal (PP 3/23) to heritage list 50-56, 70-72 & 78-88 Parraween Street, Cremorne as local heritage items in the North Sydney Local Environmental Plan 2013 (NSLEP 2013) has received Gateway Determination and is now on Public Exhibition. The Pathways proposal to dismantle and partially reconstruct some (not all) of these heritage cottages destroys the heritage significance of these cottages and the existing streetscape and neighbourhood character.
- **LOSS OF STREETSCAPE**
- The height, bulk and scale of the proposed development is excessive for the location. The 8-storey building proposed for the Gerard Street frontage exceeds the allowable building height at this location in the current North Sydney LEP 2013. A spot zoning variation to height sets a dangerous and unwelcome precedent. The existing

apartment buildings along Gerard Street were built during past periods before the current LEP height restrictions came into force.

- **LOSS OF SOLAR ACCESS**

- Parraween Street is a popular and pleasant street for walking and dining due to its sunny north aspect. During the winter months, Parraween Street receives sunshine until sunset. The Don Adan Cafe is one of the warmest and most pleasant places to sit down at and enjoy a beverage or snack as late as 4pm during mid-winter. A large bulky structure including an 8-storey building will result in loss of solar access and a loss of amenity for the entire community.

Conclusion

For the reasons set out in this submission, we believe the Pathways proposal is not in the best interests of our community and lacks site specific and strategic merit. Our Precinct does not support this proposal.

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

We acknowledge and accept the DPE disclaimer and declaration.

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Date: 14.9.23