

## **Pathways Cremorne Senior Housing Amended Proposal Response. EXH74845239**

Having read and responded to the original Pathways Proposal and now having read the amended document which responds to the many issues raised, I see no changes in the reality of the proposed construction, rather some re-framing and omissions. I do not believe this development is in the public interest. **The amended proposal lacks site-specific merit and in a number of areas does not comply with the NSW Govt's Senior Housing Design guidelines.**

Excessive bulk and height has not been addressed, and does not adhere to the North Sydney Local Environmental Plan (LEP) 2013 which states that the maximum height in an R4 zone, which this site is, is 12 metres.

**All four Pathways proposed buildings are a massive overdevelopment, not in keeping with the character and infrastructure of the area, and they exceed the LEP control for height.**

The proposal states that **the height of Building 4 is 'compatible in bulk and scale with adjoining buildings'**. For the reasons outlined below, **"compatibility" is severely compromised:**

- The 'adjoining buildings' on Gerard St, which are 7-15 storeys, were constructed during 1960-70s and the LEP planning control in force at that time was repealed in 1989.
- The "scaling up" of the structures along Parraween St from single level at the north east end to 4 storeys at the west end does not address issues of overshadowing. **1 Paling St** ( an early 1980's construction), with 3 above ground levels, **will be negatively shadowed by the proposed 4 storey building adjacent to it.**
- In addition, the proposed **2.6m separation from 1 Paling street** is so close that it will compromise the privacy of those residents as their balconies all face directly onto the site.

The amended proposal for the six cottages compromises their listed heritage significance and character. **The demolition of the structures at the back of these cottages and all inside fabric of the remaining front structures contravenes the Senior Housing Design Guide**, as well as the significance and curtilage of the heritage listed Orpheum Theatre.

The **loss of the present green space** afforded by existing trees in the gardens of the cottages also **compromises environmental design guidelines**. This area is habitat to many birds and small native wildlife, the number of which has increased significantly since the devastating and ill-considered destruction of hundreds of trees in nearby Cammeray/North Sydney during 2022. The proposed "park" will not address this, as the proposed replanting of trees in Cammeray/North Sydney did not. Trees take years to establish and grow.

### **Parking, traffic, pedestrian safety:**

Parking and traffic is already challenging along Parraween Street. The proposed parallel parking solution will create further congestion and greater potential for accidents - incidents which already occur.

**NSW Legislation Pt 5, Div 4 Site-related requirements state that *Development consent must not be granted for independent living units unless ... residents will have adequate access to facilities and services.*** The fact that Pathways residents will have to cross Military Road, one of the busiest in NSW, to reach bus services, shopping, pharmacy, supermarket and other facilities will **create significant safety issues**. Crossing this road at the designated points is challenging enough for young, nimble pedestrians,

For the reasons above I strongly re-state that this multi complex facility is not in the public interest. Rather, there will be a significant and detrimental impact, socially and environmentally, on all who live, work and visit the area, in both the short and the long term.