

I would like to make my objection to PATHWAYS CREMORNE SENIORS HOUSING (SSD-49472213) known for the following reasons:

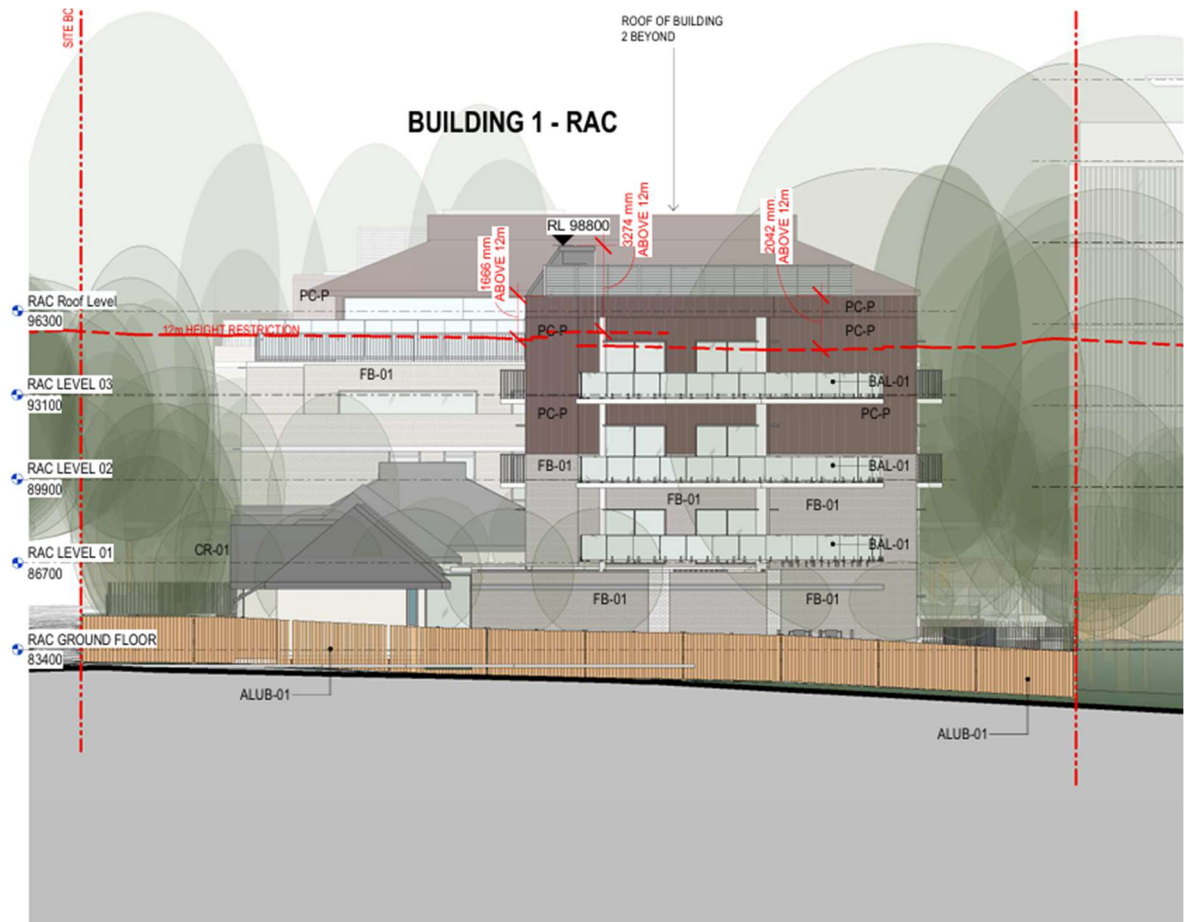
- Developer has a history of poor community consultation and unsafe worksites
- Developer has not taken into consideration previous submissions regarding visual impact from the unit blocks directly next to the possible development: 92 Parraween Street, the new unit block at 75 Parraween Streets and from 81 Gerard streets.
- The development is out of character for the street and is much higher than what North Sydney Council allows.
- Impacts on local traffic risk of aged care residents being hit by cars due to no new pedestrian crossing
- Pathways has a history of poor patient care, with a now ceased operation at Roseville.

I will expand on these points below:

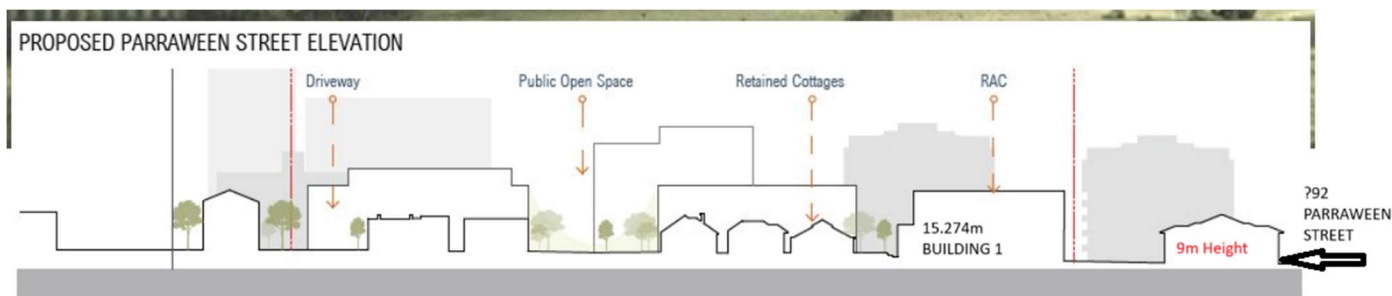
- 6.3.1.4 OVERSHADOWING

The amended application states “The property to the east is not impacted by shadows at all.” This is incorrect, the building to the east is 92 Parraween Street a 3-4 storey building. The units on the western side only get sun for 2 hours in the afternoon during winter. I know as I have lived there for 4 years. As per the amended project the building has a maximum building height of 4 storeys (15.274m). This could mean that these units would effectively get no sun during the winter. I note that the previous report as well as the amended report do not make mention of the unit blocks that are directly neighbouring it to its eastern, southern and northern aspects. It also does not have later afternoon in any of their shadowing projections. I also note none of the drawings show 92 Parraween Street in relation to the eastern edge of the development/building 1. One could infer that 92 Parraween Street was not included on diagrams/schematics to **minimise the perceived impact on the adjacent buildings.**

There is also a lack of detail about the elevation of building 1 in the amended application. On the architectural drawings 6 they show balconies on the eastern side of building 1 that wrap the whole way around the eastern side-where they could seemingly look right into 92 Parraween street apartments. This is contrary to OBJECTIVE 3F-1 “Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy -taken from page B104 Amendment report. This is the only architectural drawing I could find from the view from 92 Parraween street (taken from architectural drawing 5).



2 NORTHEAST ELEVATION
SCALE 1 : 200
(TO 90 PARRAWEE STREET & 81B GERARD STREET)



The proposed Parrawee Street includes a diverse range of building types and open space. The built form matches the scale and diversity of the existing area.

I also think this drawing shows 92 Parrawee Street being overshadowed by building 1 source [The Design — Pathways Cremorne](#).

The website states “The Parrawee Street frontage will be one to two storeys, transitioning to four-storey buildings. Buildings facing Gerard Street will be seven storeys, in line with neighbouring buildings.” The maximum building height of building 1 will be 15.274 metres which is 3.274 metres above the 12m height restriction. 92 Parrawee Street which is 4 storeys is 9m. Hence building 1 will tower 5.274 metres above the adjacent 4 storey building (40% higher than the adjacent building).

This would mean each storey would be approximately 3.819m, hence it could be plausible to conclude they are trying to get 5-6 storeys within this 15.274m height. This is still excessive bulk and scale even with their revised plans.

The tree that they claim they want to keep on the north eastern boundary would not fit on architectural drawing 5 due to it's roots being cut/ water table being lowered due to the foundation being dug out or it would have to have all of it's southern facing branches cut. This would be a loss to local biodiversity and green space. This would undoubtedly kill the tree.

- 6.5 ROAD TRAFFIC ASSESSMENT.

The North Sydney Council traffic assessment committee [zone-5-latm-short-action-plan \(nsw.gov.au\)](https://www.nsw.gov.au) stated Parraween Street suffers from rat running, proposed one directional traffic and stated it has over 2000 vehicles per day. This differs greatly from the assessment by McLaren. One could also draw the conclusion that their driveway would be busier than their assessment. Currently there are a maximum of 22 cars garaged at numbers 50-88 Parraween Street. The McLaren traffic and parking impact assessment states that they will have 88 car spaces plus 1 car wash bay and 1 ambulance bay. It also states Pathways would give an additional 15 public parking spaces on Parraween street with the removal of the driveways/off-street parking for 50-88 Parraween street and 1 on Gerard street. This would be an additional 105 parking spaces versus the 22 existing driveways/off-street parking currently. Yet McLaren claims that Pathways would actually reduce traffic compared to the existing buildings. This just isn't making mathematical sense. They also stated that there would be no need for an additional pedestrian crossing for the new development. Aged care residents that have limited mobility are not going to walk some distance down the street to use this. Parraween Street currently has an issue with jay walking and I foresee it to get a lot worse if this goes ahead.

Pathways also has an extremely poor track record for the safety of their construction sites. Their Lane Cove Pathways site had at least 22 DA breaches and a traffic controller ending up in critical condition after falling 12m into an excavated pit. [Pathways Northwood Aged Care Development on Notice After Multiple DA Breaches - In the Cove](#)

- HISTORY OF POOR PATIENT CARE/NEGLIGENCE/PATIENT HARM

" The Assessment Team found that not all sampled consumers receive personal care and/or clinical care that is safe, effective, best practice, tailored to their needs and optimises their health and well-being. Consumer behaviour was not effectively managed, fully assessed and there were no strategies developed to minimise the risk of reoccurrence. The service relies on psychotropic medication to manage behaviour and chemical restraint is not used as a last resort. Consumers are prescribed psychotropic medication without a proper diagnosis and the service did not recognise this as chemical restraint. The service was unable to provide restraint consent forms for some of the sampled consumers" source [Pathways Ashley House 2281 \(Closed\) | Aged Care Quality and Safety Commission](#)

Kind regards,

Owner/Resident of 92 Parraween St, Cremorne