

Department of Planning and Environment  
Pathways Cremorne Seniors Housing  
Application No: SSD-49472213  
Location: 50-88 Parraween Street, 59-67 Gerard Street, Cremorne 2090  
13 September 2024

Brightmore Precinct **STRONGLY OBJECTS** to the Pathways Cremorne Seniors Housing Development, as the amendments do not address the objections outlined in our submission dated 17 September 2023, namely:

- **EXCESSIVE HEIGHT, BULK AND SCALE**

Despite the reduction by one storey of one of the Independent Living Units, all four buildings remain in breach of the LEP. The Independent Living Unit (ILU) on Gerard Street is almost double the LEP maximum height.

The bulk and scale have actually increased. The footprint is now larger due to the need to accommodate the same number of ILUs (58) with one less storey in the development. As a consequence, the former public park has now reduced in size and is a through-site link only.

- **LOSS OF HERITAGE**

The partial demolition and adaptive reuse of 6 heritage cottages in Parraween Street contravenes the Seniors Housing Design Guide, as it does not *preserve the integrity, character and fine detail of heritage significant buildings*, nor will the new buildings *complement existing character and add value*.

The amended plans still totally ignore the significant impact on the curtilage of the State Heritage-listed Hayden Orpheum Theatre.

The overwhelming bulk and scale of the development, and demolition of the cottages Nos. 50-76, will do irreparable damage to the character of the street.

- **NEGATIVE IMPACTS ON TRAFFIC AND PARKING**

These issues also have not been addressed in the amended plans.

- ***Traffic***

The extra vehicle movements into and out of Pathways for residents, service & emergency vehicles and visitors will significantly increase traffic in Parraween Street. Even now the street is the subject of much community concern.

Parraween Street, classified as a *40km High Pedestrian Activity Area*, is a local rat-run and feeder road to Military Road, 2023's Second-Most Congested Road in NSW according to the NRMA.

All traffic in the area will increase due to the cancellation of the Beaches Link Tunnel. The closure will force more traffic onto Military Road, and therefore onto its 4 feeder roads (Winnie, Macpherson, Gerard and Parraween Streets), the streets forming the boundary of Pathways' development.

Congestion on Military Road will be further exacerbated due to Transport for NSW's refusal to retain access to the Sydney Harbour Bridge via the Ernest Street on- and off-ramps.

- ***Parking***

The amended proposal has only 88 car spaces for staff, deliveries, residents, live-in carers & family and visitors, compared to 134 in the original proposal. It is already difficult to park in Parraween Street and the surrounding roads, where there is either no parking at all or clearway restrictions.

- **NEGATIVE IMPACTS ON PEDESTRIAN SAFETY**

As this is *Seniors Living*, some residents will have limited mobility, and with the addition of the extra traffic the facility will generate, pedestrian safety will be compromised.

Many will try to cross from the through-site link to the southern side of Parraween Street, where there is no pedestrian crossing. All the facilities for ILU residents, such as the supermarket, chemist, doctors and newsagent, are located on the southern side of Military Road. The crossing at Spofforth Street has a notoriously short phasing for the Green Walk signal, and vehicles frequently run the red light. Despite repeated requests to Transport for NSW to lengthen the crossing time for pedestrians, their priority is traffic flow along Military Road and not pedestrians.

Other than use the narrow private arcade through to Military Road, residents will need to walk a significant extra distance to either Cremorne Plaza or Langley Plaza to access Military Road.

## **SUMMARY**

**Brightmore Precinct OBJECTS to the amended plans** proposed by Pathways Cremorne Seniors Housing Development for the following site specific and strategic merit reasons:

- Excessive Height, Bulk and Scale
- Loss of Heritage
- Negative Impacts on Traffic and Parking
- Negative Impacts on Pedestrian Safety

Brightmore Precinct is supportive of Seniors Living Developments, and would not be opposed to the development if modifications were made to the excessive height, bulk and scale, and concerns over the loss of heritage and negative impacts on traffic, parking and pedestrian safety were addressed.

## **Precinct (of North Sydney Council) - Brightmore**

### **Brightmore Precinct Committee on behalf of Brightmore Precinct Members**

*Peter Ellis - Co-Chair*

*Rob McKay - Co-Chair*

*Lesley Sommerville - Secretary*

*Ciaran de Bhaldraithe - Deputy Secretary*

*13 September 2024*