

Pathways Cremorne Seniors Housing Development (SSD-49472213)

50-88 Parraween Street and 59-67 Gerard Street, Cremorne in North Sydney LGA

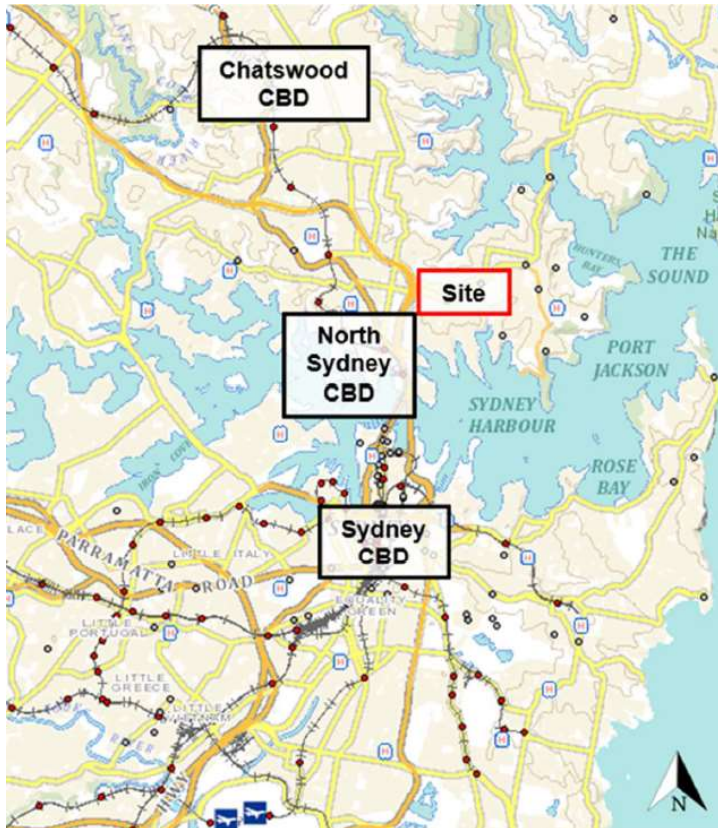
DPHI Social & Diverse Housing Assessments

25 February 2025

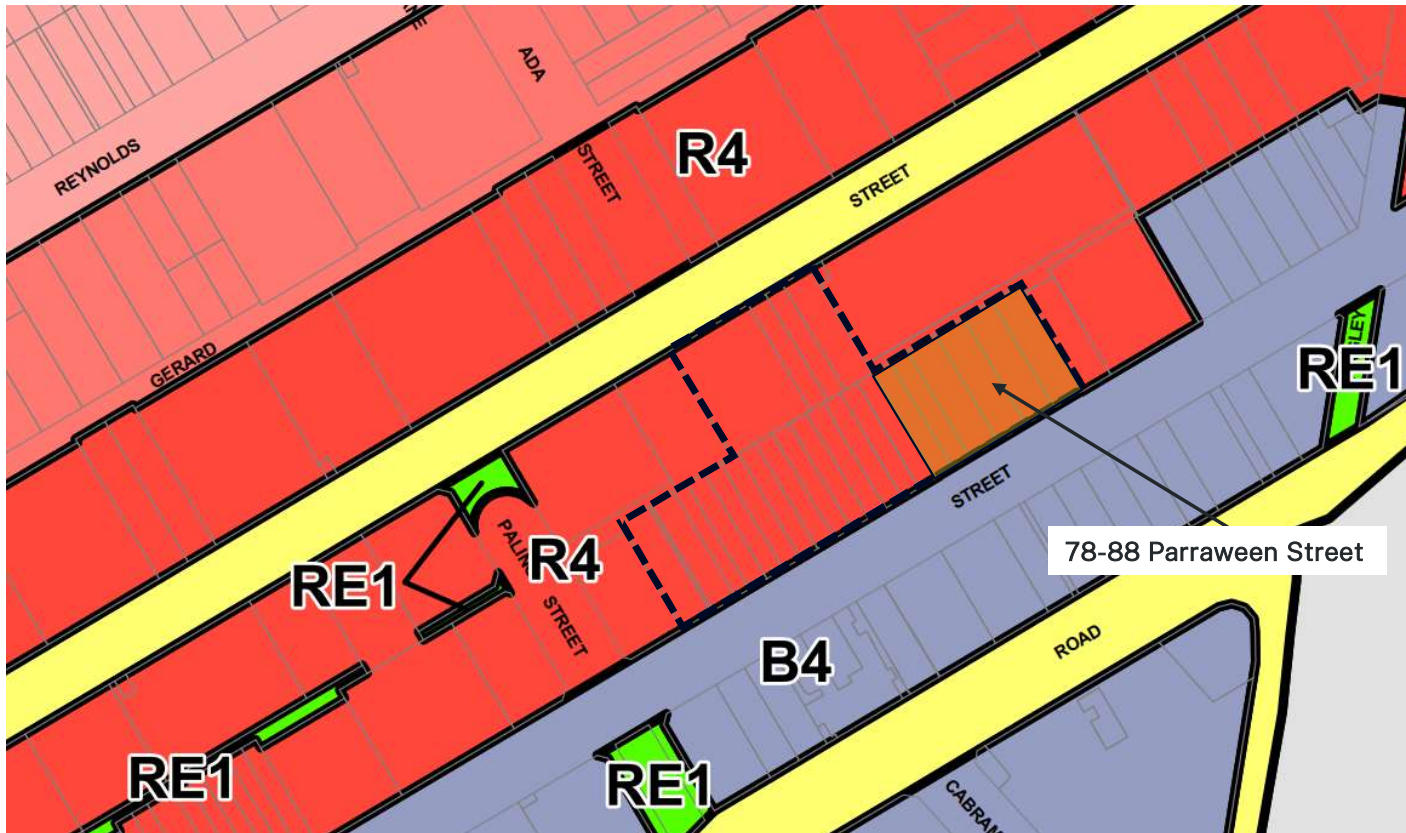
Prepared for Department meeting with IPC



Site context



Statutory context



North Sydney LEP 2013

- Zone R4 High Density Residential
- Contains 6 local heritage items (2 semi-detached dwellings and 4 cottages)

Proposal overview

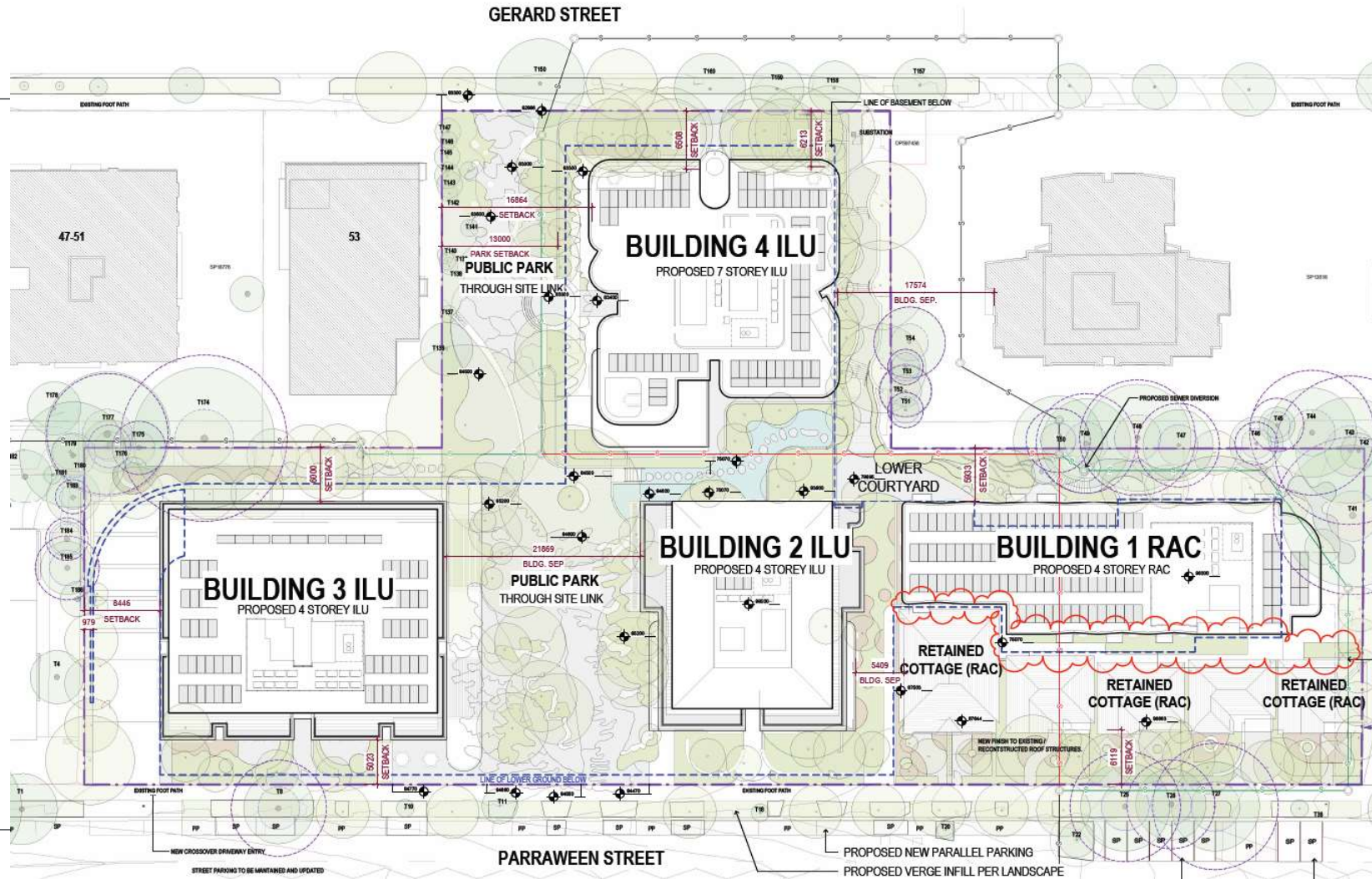
- Demolition of existing dwellings, tree removal, basement excavation and site remediation
- Retention and adaptive reuse of heritage listed dwellings (78-88 Parraween Street)
- Construction of seniors housing development, four to seven stories in height, comprising,
 - 58 Independent Living Units (ILUs)
 - 41 residential care facility (RCF) beds
 - ancillary facilities, including café
 - 88 car parking spaces
- Publicly accessible through-site link

The proposal is referred to the Independent Planning Commission as North Sydney Council objects and more than 50 objections were received.



Perspective from Parraween Street looking north

Proposed site plan



Key and other matters

Key matters

- Heritage
- Built form and scale, including proposed height exceedance
- Visual impacts, including impacts to views
- Internal residential amenity, including building separation
- Solar access and overshadowing

Other matters

- Through-site link
- Traffic and parking
- Landscaping and tree removal

Draft conditions of consent

Conditions to address key concerns raised in submissions

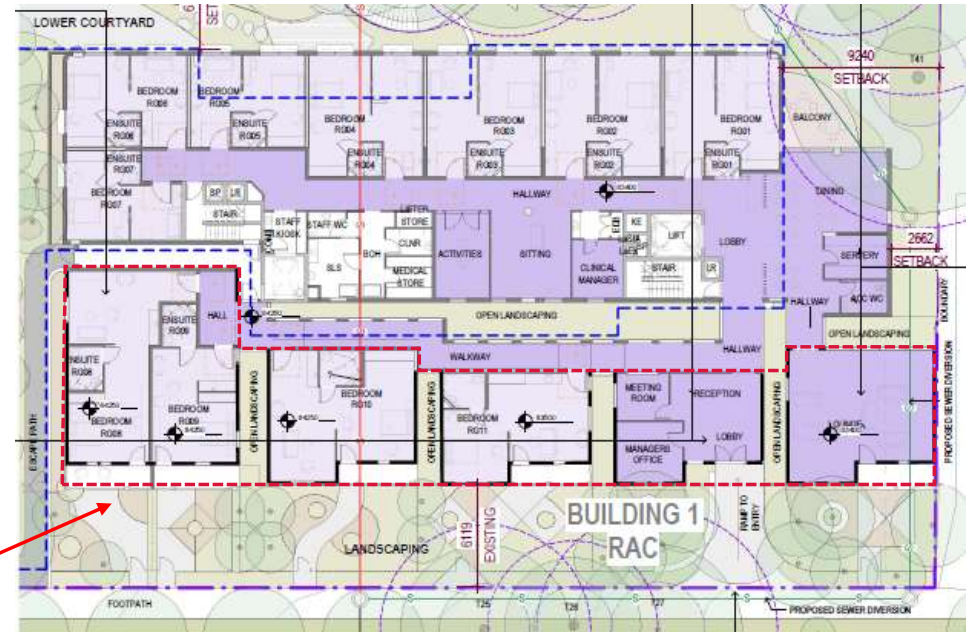
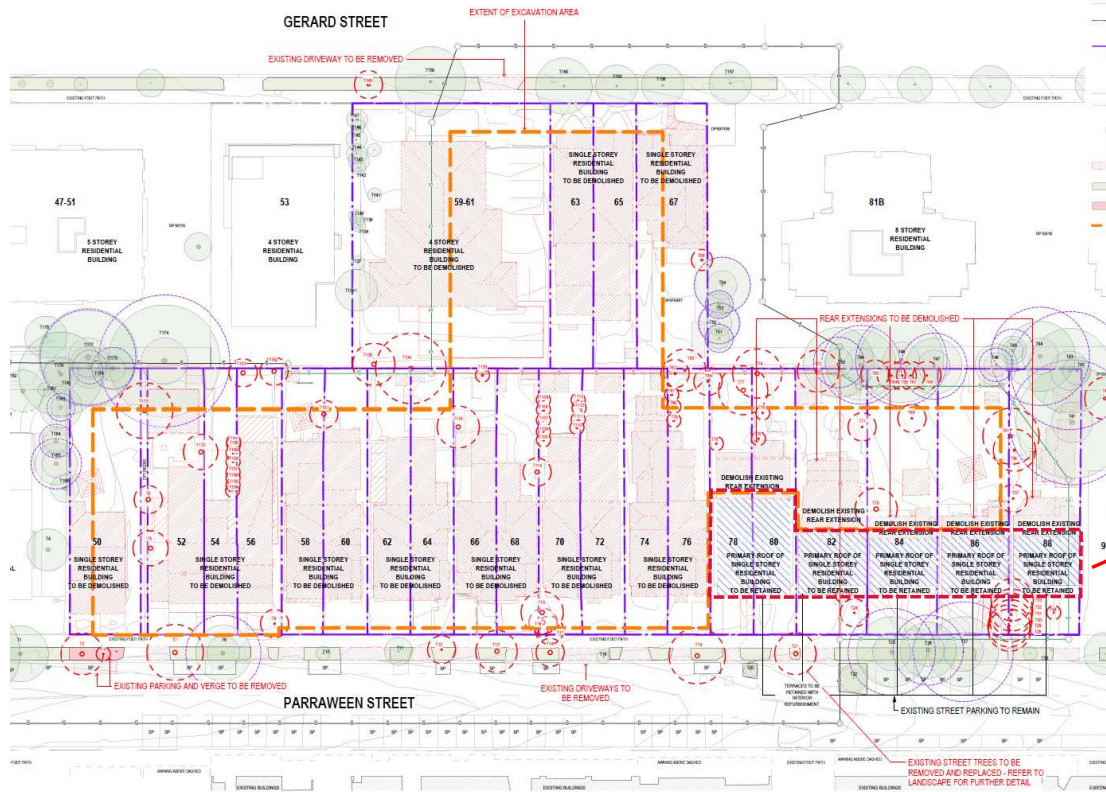
- Protection measures for heritage items at 78-88 Parraween Street during construction (e.g., commissioning of a heritage conservation architect, basement works, external façade restoration)
- Measures to minimise amenity impacts during construction
- Tree protection measures during construction, including street trees
- Requirement for a Construction Environmental Management Plan to manage all construction impacts
- Construction traffic management requirements, including the preparation of a Construction Traffic and Pedestrian Management Plan
- Operational Plan of Management to manage the development, including the through-site link
- Requirement for car parking and traffic movements to be managed in accordance with an operational car parking, loading and servicing management plan

Conditions to address Council's key concerns

- Heritage, traffic, pedestrian and operational management measures per conditions referred to above
- Requirement to deliver landscaping (including through-site link) in accordance with the approved landscape plan, including trees identified for protection
- Registration of restriction/positive covenant to maintain public access within and through the through-site link

Key and other matters discussion

Heritage



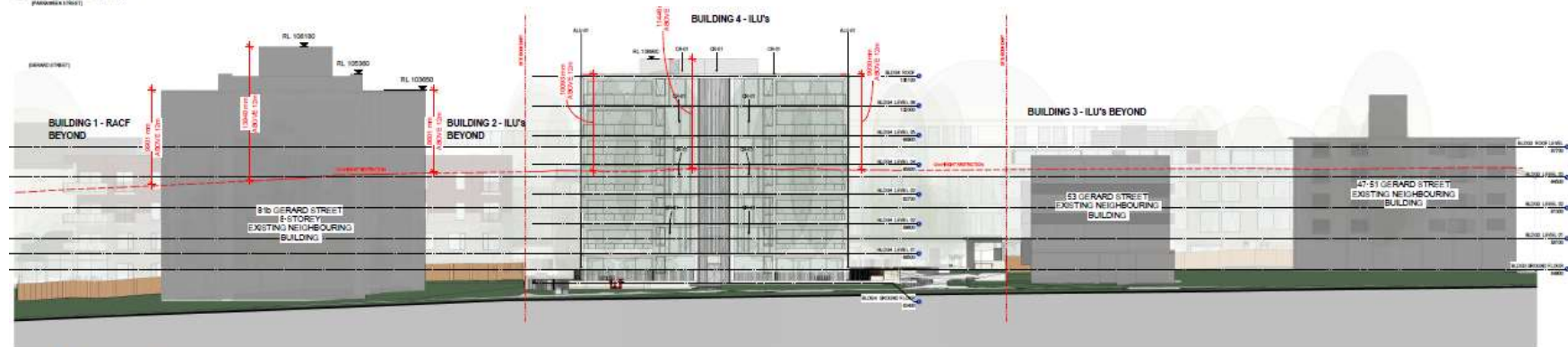
- Demolition of non-contributory rear elements and internal alterations to facilitate the adaptive reuse
- Landscaping and streetscape enhancement works

Built form and scale



1 **SOUTHEAST ELEVATION**

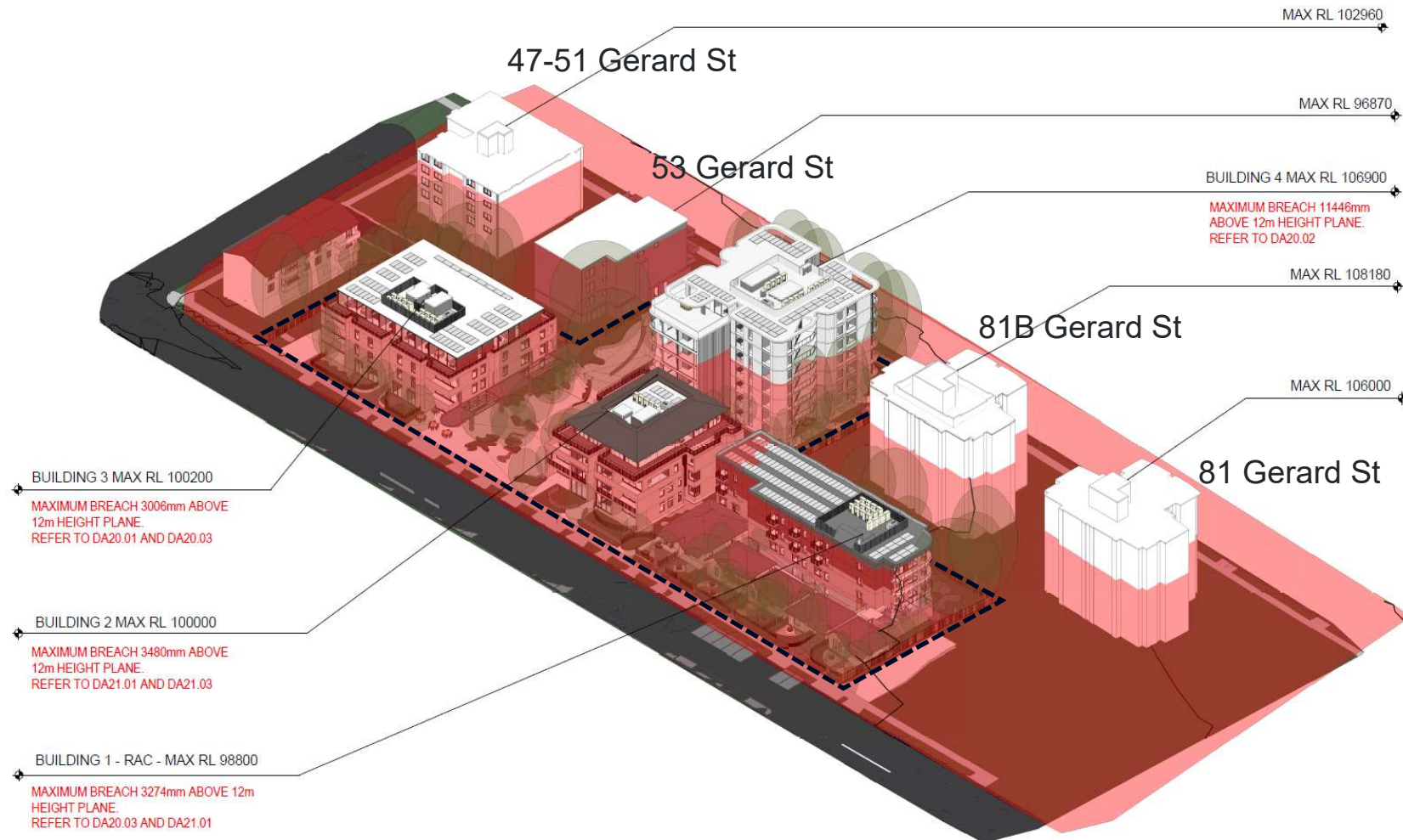
PARAMARA STREET SCALE 1:200



1 **NORTH WEST ELEVATION**

SCALE 1:200

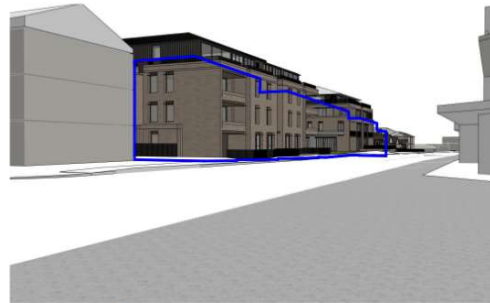
Building height variation



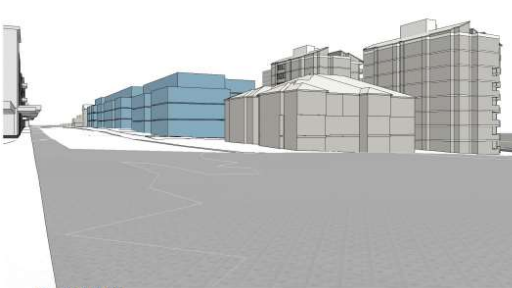
Visual impacts



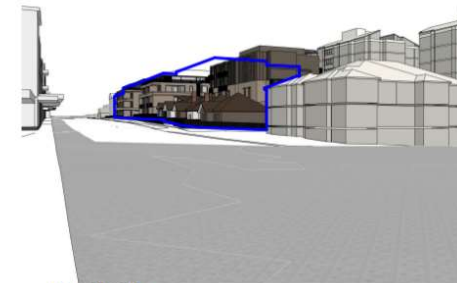
COMPLIANT



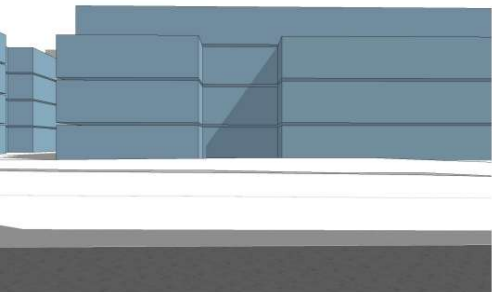
PROPOSED



COMPLIANT



PROPOSED



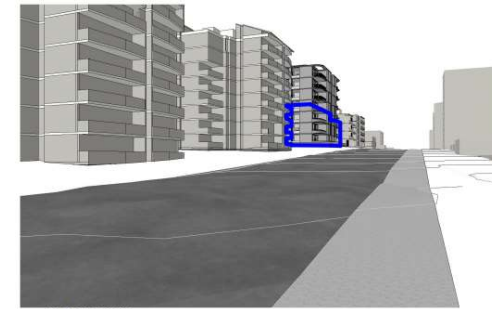
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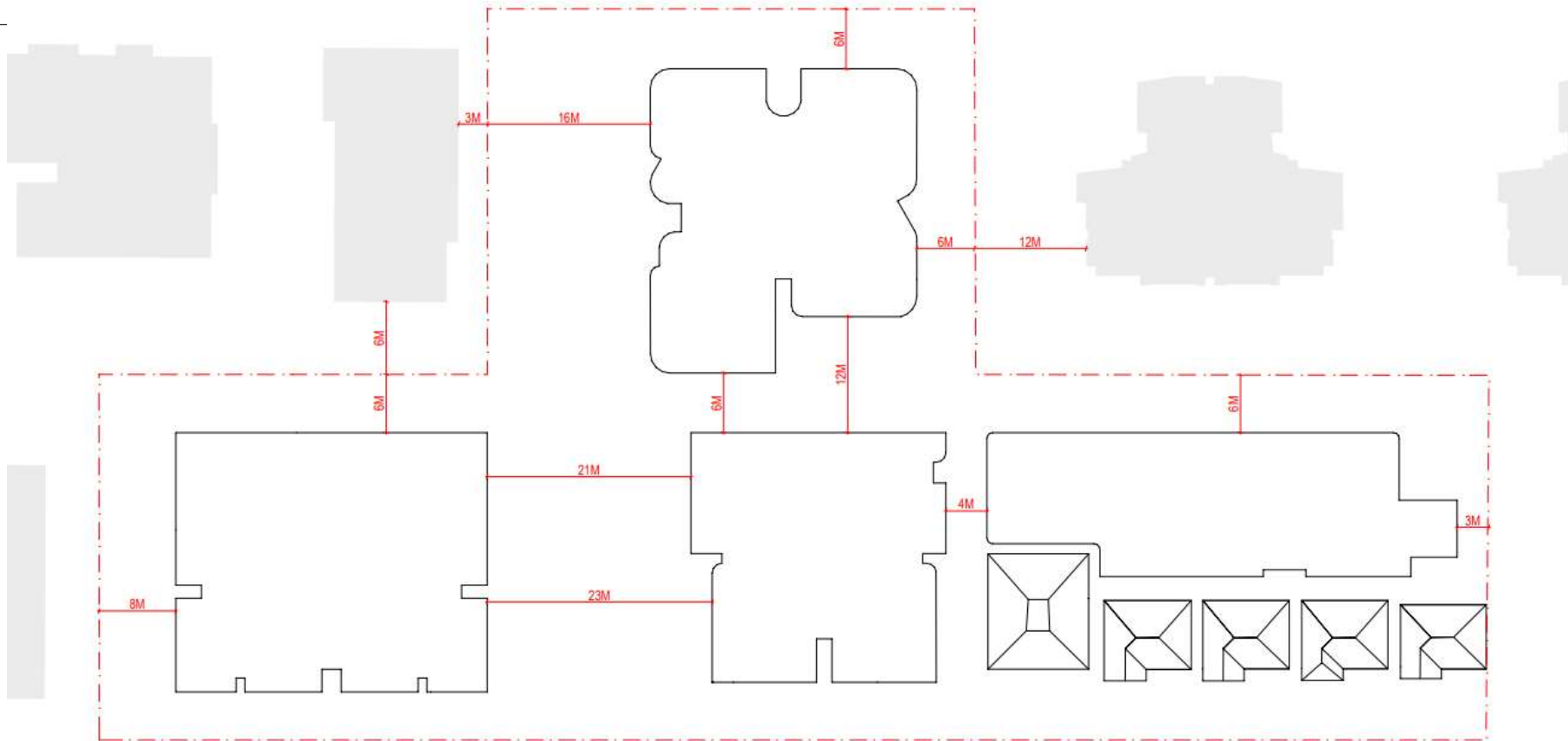


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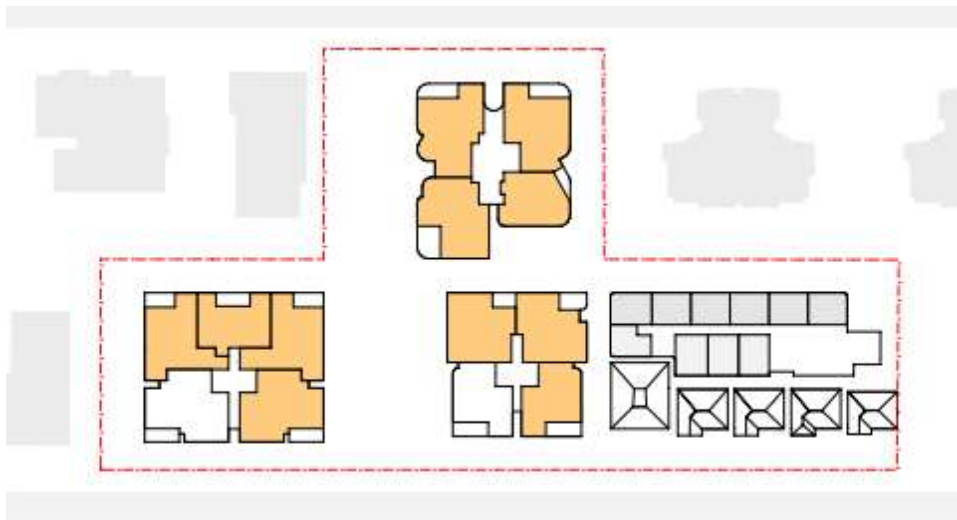


PROPOSED

Internal residential amenity

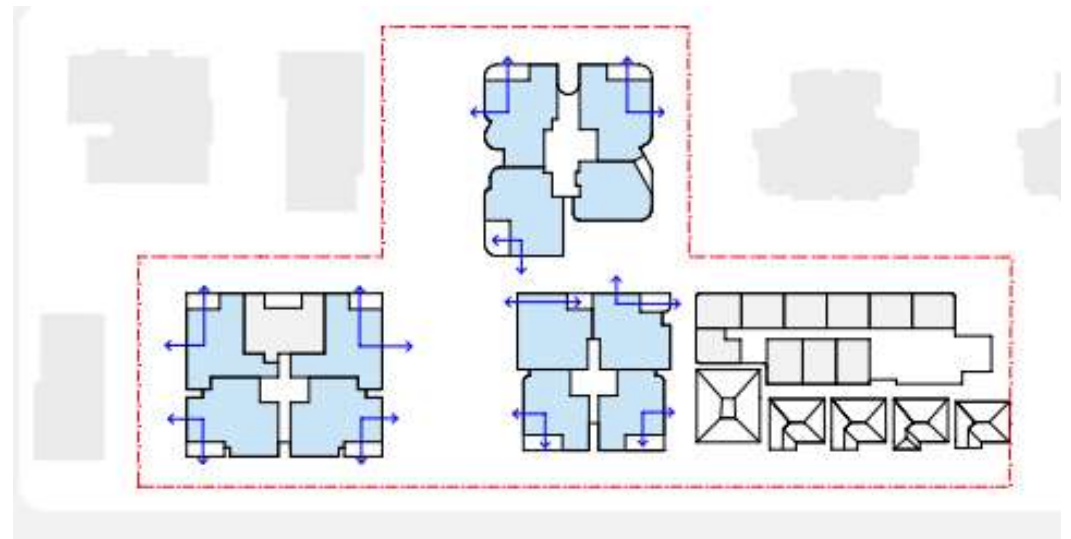


Internal residential amenity



Solar compliance

- ILU Building 2 – 77%
- ILU Building 3 – 76%
- ILU Building 4 – 100%



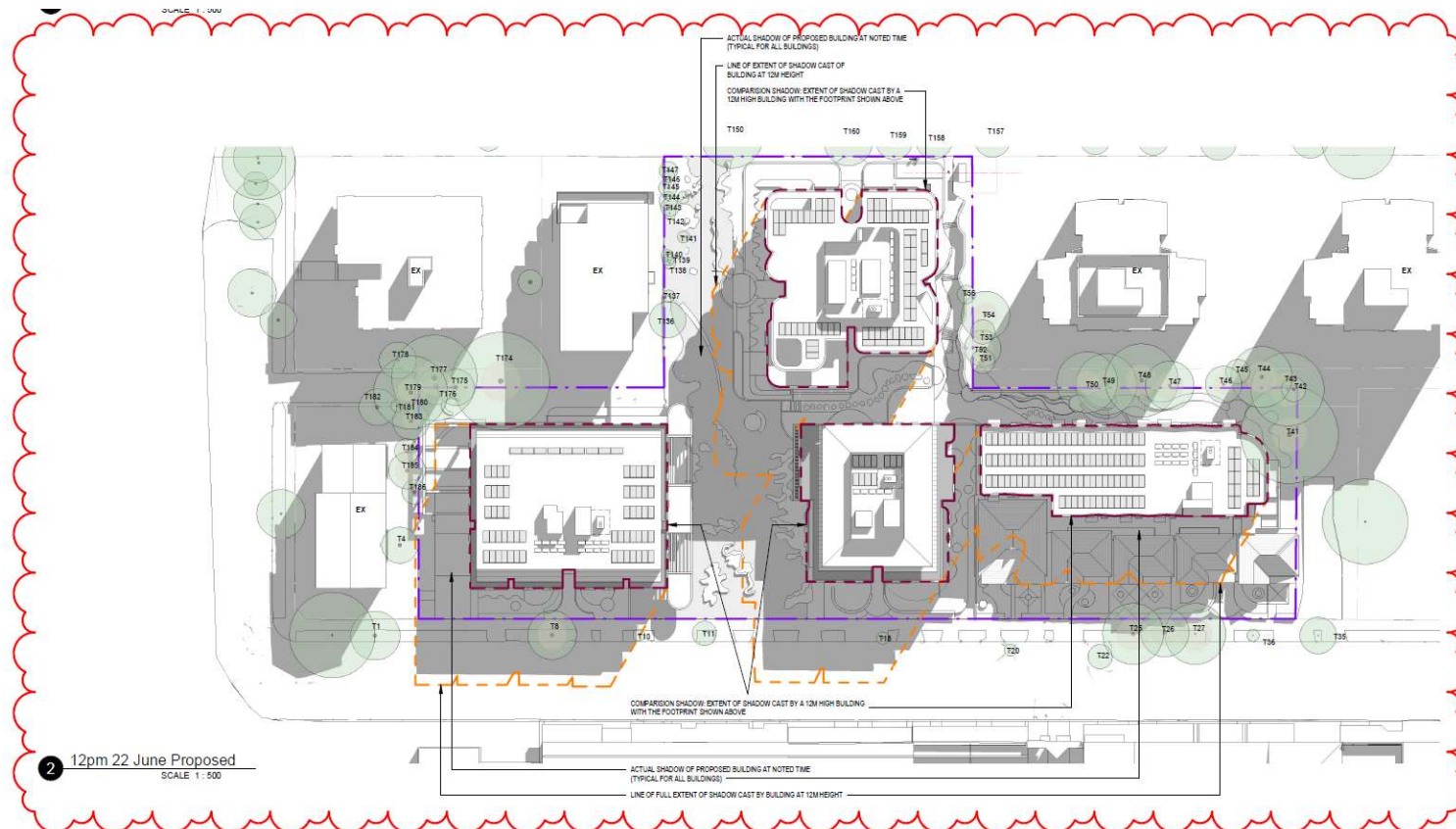
Cross ventilation

- ILU Building 2 – 100%
- ILU Building 3 – 94%
- ILU Building 4 – 100%

Solar access and overshadowing



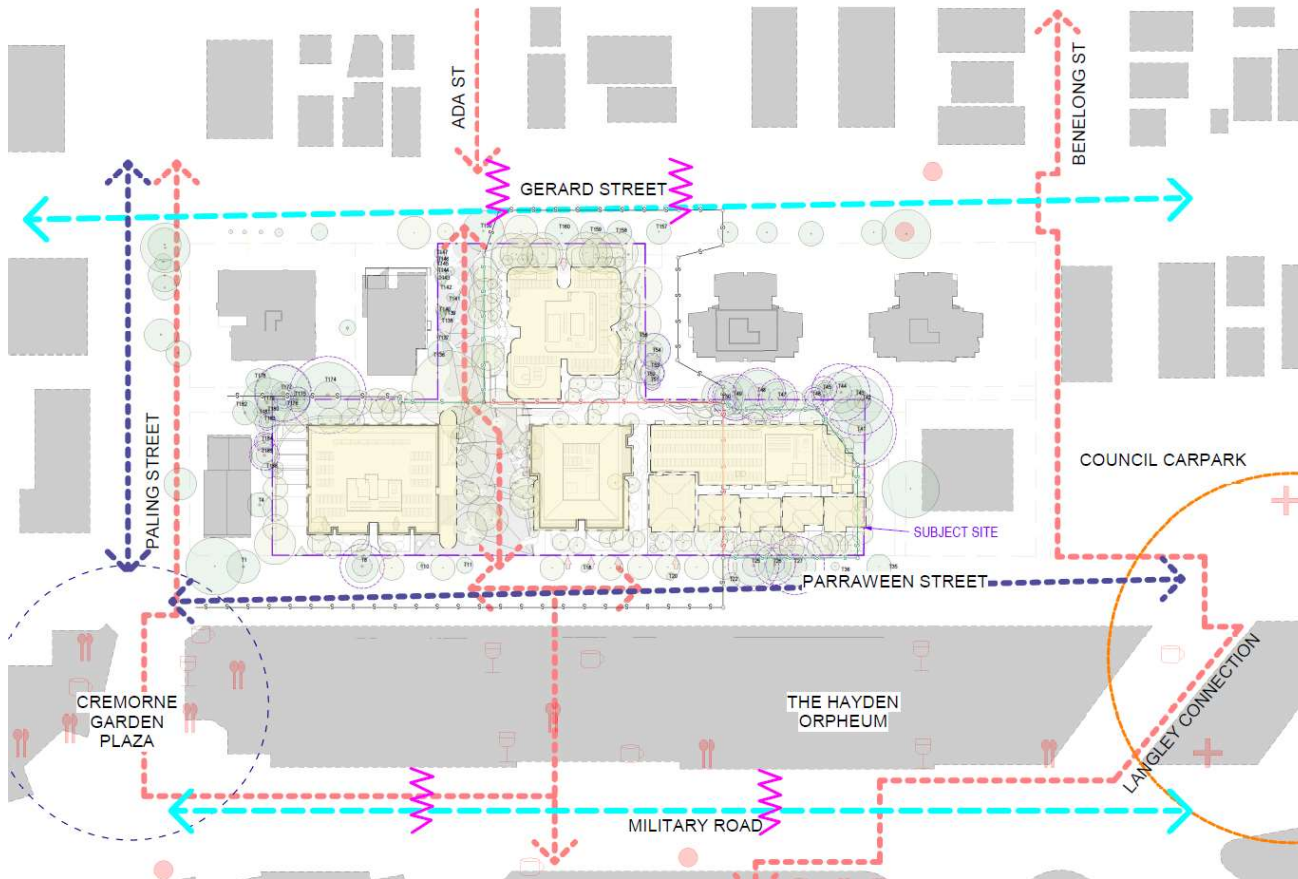
Solar access and overshadowing



Solar access and overshadowing



Through-site link



Landscape Plan NTS: Public Park + Through Site Link

Traffic and parking



- 88 car spaces (77 ILU/11 RCF)
- 20 bicycle spaces
- 10 motorcycle spaces
- 1 ambulance bay

Landscaping and tree removal



- Removal of 110 trees
- Planting of 183 new canopy trees
- Retention of 23 existing on-site trees
- 1,459 sqm of deep soil area
- 2,607 sqm of landscaped area
- 613 sqm RCF communal open space
- 45% canopy cover at maturity

Questions?