



LISA TRUEMAN  
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## MEMO

<b>To:</b>	Department of Planning and Environment NSW
<b>Att:</b>	Courtney Fung, Planning Officer, Social and Affordable Assessment
<b>From:</b>	Lisa Trueman
<b>Date:</b>	18 November 2024
<b>Subject:</b>	SSD 49472213 – Pathways Cremorne Seniors Housing 50-88 Parraween Street and 59-67 Gerard Street, Cremorne Independent Heritage Assessment – Response to RTS package

Dear Ms Fung

I have reviewed the documentation submitted by the Applicant in their Response to Submissions, in relation to the Amended SSD, including but not limited to:

- Amendment Report, Gyde, November 2024
- 50-88 Parraween Street and 59-97 Gerard Street Cremorne, Senior Living Precinct – Heritage Impact Statement – Architectural Projects, V.09, November 2024 (HIS)
- Pathways Residences Cremorne, Architectural Drawings - CHROFI + MDP Architecture, November 2024
- HIA Summary of Changes, November 2024
- Response to Submissions, November 2024
- Wier Philips Peer Review, November 2024

I have also read the submissions from Heritage NSW and the Department of Environment and Heritage in response to the re-exhibition of the SSD.

As you are aware, the six cottage at 78-88 Parraween Street, Cremorne were listed as heritage items within the North Sydney Local Environmental Plan 2013 on 17 May 2024. The houses are listed as a group item entitled the "Parraween Street Group". The houses were listed for the following reasons

*These houses have local aesthetic significance as they form a contiguous group of relatively intact houses representative of the work of two local builders from the Federation period.*

- *Due to their high integrity the houses are considered good representative examples of modest Federation Queen Anne style houses.*
- *The Helier Harbutt built group has additional aesthetic significance for the street tree planting outside the group, which appears in the 1930 aerial and later aerial photographs.*
- *The group has additional local aesthetic significance as it provides a historic streetscape setting for the Cremorne Orpheum cinema on the opposite side of Parraween Street.*



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In response to the listing and the Department's request, the proposal was amended to retain the listed cottages, which were proposed to be demolished in the original SSD application. In addition, the excavation for the basement was amended so that it did not extend beneath the cottages, and the height of the building facing Gerard Street was reduced to 7 storeys.

The amended application was placed on exhibition from 30 August to 13 September 2024. Concerns were raised by North Sydney Council in relation to the amount of information about the extent of works proposed to the listed cottages. Other submissions raised concerns about the impact on the State listed Cremorne Orpheum.

The Applicant has provided a detailed response to this concern in the documents listed above, including additional information provided in the architectural drawings indicating the parts of the buildings to be retained.

The works to the listed cottages is summarised below:

- The cottages will be adaptively reused at RAC residential suits with bedrooms and small living spaces
- The main entrance and reception for the RAC will be located within No.86 Parraween Street, involving alterations to the front of the cottage
- The significant external form and streetscape presentation of the cottages will be retained and conservation works carried out to restore street frontages
- The original rhythm of front gardens long Parraween Street will be recreated
- Existing rear additions and secondary structures of little significance will be demolished
- The interiors will be altered to enable accessible access within the units
- A new dining room will be linked to No.88 Parraween Street and a glazed connection provided for undercover access between the cottages and the main RAC building

The primary significance of the cottages relates to their original form and presentation to Parraween Street, which will be retained and conserved in the proposal. The adaptive reuse of the cottages as RAC residences is appropriate, as it allows the cottages to be retained within the development. The demolition of the rear additions and outbuildings, and changes to the interiors to allow for accessibility, will have minimal and acceptable impact on the significance of the group.

The Applicant has also provided a details analysis of the visual and shadow impacts of the proposed development on the Cremorne Orpheum. These have adequately demonstrated that there will be no direct or indirect impacts on the setting of the item.



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Accordingly, no objections to the proposal, as amended, are raised on heritage grounds, subject to appropriate conditions of consent, including:

1. All recommended conditions included in the response from Heritage NSW in relation to Aboriginal cultural heritage assessment and Archaeological finds.
2. Heritage Architect to be commissioned: A qualified and experienced Heritage Conservation Architect must be engaged for the duration of the project, to guide the conservation works and ensure the appropriate resolution of all matters relating to the heritage conservation of the property. Written confirmation of the engagement of the heritage architect is to be provided with the construction certificate. Written confirmation that the works have been undertaken to the heritage architect's approval is to be provided prior to the issue of the occupation certificate.
3. Schedule of Conservation Works: A detailed and comprehensive Schedule of Conservation Works with specifications of materials, finishes and workmanship, is to be provided with the Construction Certificate. The Schedule is to be prepared by a qualified and experienced heritage architect and approved in writing by the project heritage architect.
4. Protection of Heritage Fabric: The significant original fabric of the heritage listed cottages at 78-88 Parraween Street, Cremorne is to be protected during site preparation and construction works from potential damage. Significant original fabric must not be removed. Equipment laydown areas and contractor vehicles must be located away from the heritage structures and areas of heritage significance to minimise any potential impact to the external or internal fabric. Contractor's vehicles must not be parked near heritage structures or landscaped areas which could inadvertently be damaged.
5. A Photographic Archival Record of the existing cottages at 50-88 Parraween Street, including the existing houses (exterior and interior) and gardens is to be prepared in accordance with Australia ICOMOS Burra Charter and Heritage NSW guidelines. The Archival Recording is to be prepared by a suitably qualified heritage consultant and submitted to Council for written approval prior to the release of the construction certificate

Regards,

Lisa Trueman