

11 March 2025

## **Pathways Cremorne Seniors Housing**

**Application No: SSD-49472213**

[REDACTED]

We write as the Convenors of the combined Harrison and Bennett Precincts, a local community group operating under the auspices of North Sydney Council that plays an active role in providing input into matters of importance for the North Sydney community. Our Precinct meets monthly and regularly reviews development projects within our neighbourhood.

The Pathways Cremorne State Significant Development project has been discussed and reviewed on several occasions at our monthly meetings during the period 2023 to current including the 2024 Amended DA. We have provided feedback during all previous public feedback opportunities and have made submissions to North Sydney Council and the Department Planning and Environment accordingly.

Several of our members also attended the recent IPC public meeting held on 5 March 2025 at Hutley Hall, North Sydney.

We would like to provide feedback to the IPC as follows:

### **TRAFFIC: VOLUME, PARKING AND PEDESTRIAN SAFETY**

- Parraween Street is a narrow street with a high volume of vehicle movements from residents and visitors to the existing businesses and the Cremorne Orpheum theatre. Access is confined to two feeder streets. MacPherson and Winnie Streets. Both these feeder streets are already at capacity.
- During Redlands School AM and PM pick up hours, and commuter peak hours, Parraween Street and feeder streets become particularly congested. The two key intersections in Winnie St (Military Rd and Gerard St) are already at capacity. During peak periods, it can take motorists more than 10 mins to move a few metres on Winnie Street.
- It is extremely difficult and dangerous for motorists wishing to turn from Parraween Street into Winnie St.
- The intersection of Macpherson Street and Gerard Street is a well-known accident “black spot” with extremely difficult egress for vehicles and difficult/unsafe conditions for pedestrians. This issue is well documented in North Sydney Council traffic meeting minutes and is listed as a Standing Item on the Agenda due to the frequency of issues. Council has been seeking to install pedestrian signals on Gerard Street at Macpherson Street for many years, but has yet to receive approval and funding from the NSW Government.

- The intersection of Winnie Street and Parraween St needs urgent modifications to improve safety and flow of vehicles.
- In 2018 street parking on Military Road from MacDonalDs to Cremorne Plaza was removed by Transport for NSW for the installation of a Tidal Flow system as part of the B-line bus project. The Cremorne retail community was hit hard by this event and remaining businesses now rely on Parraween Street for their customer parking. Any further loss of parking or increase in congestion in the feeder streets will have a further deleterious impact on the Cremorne business community.

In summary, the Pathways proposal will lead to even more vehicle movements in an already congested environment. The cumulative traffic impact assessment of all roads in the immediate vicinity has not been thoroughly quantified and analysed.

### **HERITAGE IMPACTS**

50-56, 70-72 & 78-88 Parraween Street, Cremorne are now listed as local heritage items in the North Sydney Local Environmental Plan 2013 (NSLEP 2013). The Pathways proposal for adaptive reuse of these cottages may damage their heritage significance and destroy the existing streetscape and neighbourhood character.

### **BUILT FORM AND DESIGN**

The height, bulk and scale of the proposed development is excessive for the location. The high-rise building proposed for the Gerard Street frontage exceeds the allowable building height at this location in the current North Sydney LEP 2013. The existing apartment buildings along Gerard Street were built during past periods before the current LEP height restrictions came into force and are not representative of the more recent neighbourhood character.

### **LOSS OF SOLAR ACCESS**

Parraween Street is a popular and pleasant street for walking and dining due to its sunny north aspect. During the winter months, Parraween Street receives sunshine until sunset. The Don Adan Cafe is one of the warmest and most pleasant places to sit down at and enjoy a beverage or snack as late as 4pm during mid-winter. A large bulky structure including a 7-storey building will result in loss of solar access and a loss of amenity for the entire community.

### **CONCLUSION**

For the reasons set out in this submission, we believe the Pathways proposal is not in the best interests of our community and wish to maintain our objection.

Name: Harrison-Bennett Precinct

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