

## 8.2. MM02: Parraween Street – State Significant Development Application

On 5 May 2023 Council resolved:

1. *THAT Council note the recommendations of the North Sydney Local Planning Panel Meeting of 19 April 2023 on Planning Proposal No PP 3/23.*
2. *THAT Council endorse the Planning Proposal (PP 3/23 contained at Attachment No 1) to amend the North Sydney Local Environmental Plan 2013 as follows:*
  - *the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne are identified as local heritage items through their listing within Schedule 5 – Environmental Heritage and identification on the Heritage Map.*
  - *Zoning Map for the properties at 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne is amended from Zone R4 High Density Residential to Zone R3 Medium Density Residential; and*
  - *Height of Building Map for the properties at 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne is amended from 12m to 8.5m.*
3. *THAT Council resolve to forward the Planning Proposal (PP 3/23) to the Department of Planning and Environment to seek Gateway Determination.*

The Planning Proposal commenced public exhibition on 25 August 2023. Council is pursuing an amendment to the LEP to protect the heritage significant of these properties.

On 21 August 2023 the Department of Planning commenced a public exhibition of State Significant Development Application No. SSDI 49472213 which seeks consent for a seniors housing development including:

- construction of a five-storey residential care facility comprising 41 beds, kitchen, ancillary services, rooftop communal open space;
- construction of 58 independent living units in 2 x four-storey buildings fronting Parraween Street and an eight-storey building fronting Gerard Street including on-site ancillary services, café, and rooftop open space areas; and
- construction of a two-level basement containing 134 car parking spaces.

The public exhibition period for the State Significant Development Application closes on 17 September 2023.

There is very significant community interest and concern in respect of the Parraween Street cottages and the impacts of the proposed development.

### **I therefore recommend:**

1. **THAT** Council prepare a submission to the Department of Planning based on the heritage advice in the GML report and addressing height, bulk, scale and impacts of the development on the surrounding precinct.

**COUNCILLOR ZOË BAKER  
MAYOR**