

29 March 2026

Minister for Planning and Public Spaces
The Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Attention: Najeeb Kobeissi

Senior Planning Officer, Social and Diverse Housing Assessments

**This is a Formal Objection to State Significant Development SSD-
96505456 – Cammeray Seniors Living 19-23 Rosalind Street, Cammeray
NSW 2062**

My son and daughter-in-law are the owner-occupiers of [REDACTED]
Crows Nest which is a two-storey townhouse situated directly on the
western fence line of this proposed Seniors' Development.

Their main living areas, two bedrooms and courtyard directly face the site.

I have a strong affinity with the suburbs of Cammeray and Crows Nest as
not only have I been visiting my family regularly during the past 5 years and
am concerned for their well-being, I also attended High School in Crows
Nest and am concerned for the environment and character of both suburbs
as a whole.

My objections:

Firstly, demolishing 54 affordable mostly one-bedroom dwellings suitable
for average-income earners and replacing them with 49 3-4 bedroom luxury
retirement dwellings including a swimming pool, gym, cinema, and sauna
during the present housing crisis is unnecessary and irresponsible.

There may be a need for retirement living in Cammeray but the need for
affordable housing convenient to the centre of Sydney and local
employment such as North Shore and Mater Hospitals is much greater.

Secondly, the scale and mass of the proposed 5-6 storey development is entirely out-of-character with the rest of Rosalind Street and surrounding streets in this area of Cammeray. The flat-roofed design bears no relation to the existing low-rise single and double-storey residential buildings many of which are Federation cottages.

There are flat-roofed Federation buildings nearby at 205 West Street on the corner of Rosalind Street and 236 West Street on the corner of Holterman Street. Each of these roofs is decorated in Federation style. The plain flat roof of the proposed development should have one of these designs or a similar one to enhance the Cammeray streetscape instead of detract from it.

Thirdly, if the development proceeds, the root systems of the native lilly pilli trees on the western boundary along the fence-line of 5/199 West Street need to be carefully protected during and following construction.

They are well established (at least 10 years old) and provide excellent screening and wildlife habitat. Extreme care needs to be taken during any excavation so as not to disturb the roots and to avoid any landslip.

I urge the Minister for Planning and Public Spaces to refuse the Developer's Application for Approval in its current form.

If the site is to be redeveloped it must be of a scale and design consistent with Rosalind Street and the surrounding area (maximum 2-3 storeys). It is also important that significant trees be preserved. The current proposal does not give sufficient priority to community well-being, environmental protection and planning controls regarding height for the area.

I request that my submission be given thorough consideration by the Department and the Minister.

[REDACTED]
[REDACTED]
[REDACTED]