



TIM JAMES MP

MEMBER FOR WILLOUGHBY

Shadow Minister for Fair Trading, Work Health and Safety and Building
Shadow Minister for Local Government
Shadow Minister for Veterans



27 March 2026

Ref: 26-0452DJ

The Hon Paul Scully MP
Minister for Planning and Public Spaces
52 Martin Place
SYDNEY NSW 2000

Dear Minister

Objection to Cammeray Seniors Living Proposal – 19–23 Rosalind Street (SSD 96505456)

I write to formally object to the proposed Cammeray Seniors Living development at 19–23 Rosalind Street, Cammeray.

While there is strong support for well-designed seniors housing, this proposal raises serious concerns regarding scale, integrity of planning controls and its impact on the local community.

The development represents a significant exceedance of local planning controls, with height proposed at approximately 56 per cent above the permissible limit. This results in a building form of up to six storeys that is entirely out of character with the surrounding residential area. Non-compliant setbacks further exacerbate impacts, reducing separation distances and intensifying overshadowing, privacy loss and amenity impacts on neighbouring homes.

Of particular concern is the apparent misuse of the seniors housing planning pathway. The proposal includes only two residential care beds, located in the basement, while delivering predominantly large three and four-bedroom dwellings with high-end amenities. This raises legitimate questions as to whether the development is genuinely meeting the intent of seniors housing policy or simply seeking uplift through technical compliance rather than substantive outcomes.

The proposal would also result in the loss of existing affordable one-bedroom apartments, replacing them with larger, high-value dwellings. This represents a reduction in housing diversity and affordability, contrary to broader housing objectives.

Environmental impacts are also significant. The proposal involves the near-total clearing of the site, including the removal of approximately two dozen mature trees, in an area already experiencing substantial tree canopy loss.

This proposal reflects a broader concern with piecemeal planning and the erosion of established controls through exceptions and uplift mechanisms. Growth must be matched with infrastructure, respect local character and deliver genuine community benefit.

I respectfully urge you to reject this proposal in its current form and require any future proposal to adhere to local planning controls, demonstrate genuine seniors housing outcomes, and properly address infrastructure, environmental and community impacts.

Thank you for your consideration.

Yours sincerely

A handwritten signature in black ink that reads "Tim James". The signature is written in a cursive, slightly stylized font.

Tim James MP

Member for Willoughby

Shadow Minister for Fair Trading, Work Health and Safety and Building

Shadow Minister for Local Government

Shadow Minister for Veterans