

SSD – 96505456 Cammeray Seniors Living @ 19, 21 & 23 Rosalind St Cammeray

I am writing on behalf of the Local Community Group, Anzac Park Precinct to lodge our objections to this SSD 96505456.

Summary of our Key Objections:

- The Height and bulk are out of scale in an R4 zone or in a Seniors complex where it is 15.8m.
- The SSD contravenes the established Planning Regs of the local Council & the area is not in the TOD or LMHR zone.
- There needs to be proper setbacks.
- Loss of 24 Trees impacts green canopy, Flora & Fauna & privacy for neighbours
- This is not a bona fide Seniors Living Development on any analysis.

2. Height & Bulk

i) This is an R4 zone with R3 immediately behind it. The 18.4m height is totally wrong & completely out of character for the area which is a much lower scale quiet residential street/ neighbourhood.

ii) This should not be approved. It is essentially a profit grab. It will overshadow the poor surrounding neighbours and set a precedent for Cammeray. The current buildings on Site are 8m & it is surrounded by Federation cottages. Cammeray is not in the TOD or the LMHR Zones so how can this height be allowed?

iii) **Setbacks:** More equitable setbacks are required -This will also ensure that this Development will not unfairly impact one neighbour over the other. Setbacks as narrow as 3m are proposed — and even these are breached, with awnings protruding into the non-compliant setback area.

Overshadowing & Loss of Privacy are very critical aspects of where people live. The minimum Setbacks have not been applied in the proposal adding to amenity impacts and habitable rooms will look directly into neighbouring and existing properties, thus causing shadowing and privacy loss. There will be many windows and balconies facing neighbours. 100 residents - many in strata blocks, are directly impacted by this development.

-The neighbours at the back on West St will be left facing a 6-8 storey high building right on their boundary. This is not right and will negatively impact their quality of life, their enjoyment of their outlook, their whole amenity. The Department needs to ensure the Developer institutes proper setbacks to ensure that this does not happen.

-The neighbours at 27 Rosalind St for example will now have a high wall of the Development right on their boundary with a noisy driveway to be used by everything from suppliers, Delivery Trucks, residents, workers, visitors etc.

3. Loss of Trees

24 Trees exist at this Site. All are scheduled for removal. This includes a beautiful Large Fig Tree in the middle that is 50 years old with a 2.5m wide trunk. This should not be allowed.

Trees like these take so long to grow and provide a very valuable Green canopy for the immediate area. They provide refuge & homes for local fauna that once removed leave them exposed, homeless and facing destruction themselves.

It is unlikely that any of the few newly planted trees will grow tall enough to match the loss of these 24 trees, as only 3m deep soil zones have been provided as the depth of remaining soil around the development is too shallow and will not support the growth of trees of the same size.

- Our LGA has already lost thousands of trees and we residents urge the Department/the Delegate to protect our remaining green canopy.
- We also strongly urge the Department /the Delegate to require amendments to retain some of the trees and to please require a 3m Soil zone around the Perimeter to provide private planting.

Other Issues: Contradicts Planning Controls & is Not a Bona fide SSD

Local residents are not opposed to development. Our community supports growth that is meaningful, respectful of zoning, and genuinely meets local needs. The housing mix here in this Development is predominantly large three- and four-bedroom dwellings, limiting housing diversity.

What's being proposed here is not a true Seniors' living complex. Despite the marketing, this is a luxury apartment project aimed at the very wealthy.

How does this Application qualify as a State Significant Development leave alone a Seniors Development? Having 2xCare beds in the basement two levels below is very suspect. Adding the Luxury extras where the new features include a wine cellar, private dining room, gym, sauna and steam room, pool — and now even a cinema — while Care Provision remains minimal on any reasonable analysis!

At least 65% of the Independent Living Units which make it qualify as Senior Living are large 3-to-4-bedroom units. The Developer has advised they expect these will each house 1-2 people. Currently, there are 54 smaller, affordable units on the Site—most are 1-bedroom and rented well below market rates. Where will those tenants go?

This Development proposal completely contradicts the principles of the Housing SEPP, which are meant to protect Affordable Housing and support vulnerable members of our community.

North Sydney Local Strategic Planning Statement has noted we need 7,800 more studio/1 bedroom units in our area. The Developers here have advised that they are not providing 1-bedroom units as the market doesn't want it...this contradicts the current Market.

This Development Proposal introduces a massively overscale, out of place development on a small local street, which will reduce density and reduce housing diversity- in contradiction to the Housing SEPP.

CARE BEDS: Only two care beds are proposed, and they're located underground. The Developer has proposed these will care for residents with palliative and end of life care. Underground location is not dignified care for anyone's final days. However we note that by including these two beds the developer qualifies for a 25% bonus in floor space!

Habitable rooms underground are non-compliant according to NSC DCP. *This is exploiting a loophole, not providing a solution to aging in place.*

SSD - Residents are very concerned about the use of the State Significant Development pathway. The project's value is just above the threshold, and the design breaches key Planning controls. SSD documentation also claims that this site is 800m to Crows Nest Station, which is patently incorrect & self serving when it is clearly over 1km.

Does this Development comply with State requirements for Aged Care or is this a residential development by stealth?

Many of the apartments have three and four bedrooms. Is this not excessive for 'Senior Living'? The Care Hub seems grossly inadequate, and there is no indication of how many qualified staff will be employed in this area.

By getting this SSD route, the Developer bypasses North Sydney Council's scrutiny, and recent changes mean that even if there are 50 or more objections, the Project won't go to the Independent Planning Commission. This limits independent oversight and undermines the integrity of the system.

Other Issues

Heritage Concerns: There are also heritage and environmental concerns. The site is near heritage zones and faces R2-zoned cottages, West Street heritage listed homes and Thomas Rest Park. The Development proposal disregards the Federation-era cottages that adjoin the site and line the opposite side of the street — homes that define the character of this part of Cammeray...the Developer states that it is not near any heritage areas.

Retail: Locals are not interested in the retail outlet offered by this Development and we doubt that there will be much patronage of the 'shop or Cafe' by locals. Cammeray has many cafes & a Harris Farm so has access to adequate facilities of that nature. Other similar SSD's have provided community with a genuine benefit like a Park or foreshore development- there is sadly no such community benefit here.

Parking concerns – This Seniors Housing Development only requires 1.5 parks for 3beds – if these residents have more than 1 car- where will they park? The local West Street, Rosalind Streets are already at capacity.

Safety Concerns: Rosalind Street is a main thoroughfare for young children walking to Anzac Park Primary School (located approximately 250 metres from the site)

Construction will cause years of disruption, increase parking issues, and raise safety concerns for school children who use this street every day. Given the impact of the Warringah Freeway Upgrade Construction Workers activities and the chaos caused by tradies parking in our streets from WFU- this will cause two more years of disruption.

- Locating a driveway for 89 parking spaces, service vehicles, garbage trucks and delivery vans hard up against a fence obstructs visibility from a pedestrian point of view and poses significant safety risks — particularly from Senior drivers exiting the site.

Marianne De Souza

Co- Chair Anzac Park Precinct

