

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

I am a local resident near the proposed site and walk down Rosalind St West daily.

I used to live in that Street until 5 years ago so I know it well.

I have lived in the area for 30 years and am opposed to the nature, and the sheer scale of this Development changing the nature, character and vista of Cammeray. Cammeray is not in the TOD or the LMHR zones, yet the Developers are seeking to impose two Towering buildings, one of which is a 6-8 storey building in the zone!

I record my objections in more detail below, to the negative impact that the sheer scale of this Development will have on the area

1. This is in no way designed as a *care facility for Seniors* with the 49 units comprising 3-4 bedroom units for sale. It is a pretty luxe set up, targeted at rich downsizers. Its elite accoutrements include a wine cellar, Sauna and steam rooms, a Pool, a cinema and only 2 TWO care beds both located very underground.

2. This Development does not qualify as a proper *Seniors Strategic Development* designed to address the housing shortfall.

Nor is it a compliant Development as it does not follow existing Planning Controls. The Developers are just spending more money for a far higher return.

DPHI need to reject its application as an SSD.

3. Any amendments appear to benefit the Project not the neighbours or the local community.

THE DEVELOPMENT

4. The proposed Development is far *too massive* for the site and the area. The sheer bulk of two towers, up to eight storeys high is out of character for the quiet neighbourhood and for Cammeray itself. The surrounding area is very much a low scale residential scene

5. There are *Non compliant setbacks*, increasing prejudicial impacts on neighbours.

I urge DPHI to require that the setbacks are increased particularly on the rear boundary

6. The sheer *depth* of the excavation proposed beggars belief. They want to excavate down 10 m.. this will have a negative impact on surrounding homes. We have seen so many times that excavation of this nature can destabilise nearby homes. This is a very serious concern for neighbours.

7. Trees- Removal of most of the established *trees* is a massive blow to the neighbourhood that has already lost 3000 trees to the Warringah Freeway Upgrade, wildlife, birds, insects, animals are made homeless. Loss of more tree canopy is a shattering blow to Cammeray.

I join many other Locals in urging DPHI to require the Developer to retain most of the Trees.

8. The proposed *Driveway* is inadequate for the traffic that will need to utilise it regularly.

The Plans fail to factor in that the street is a main route for young children travelling from Crows Nest to Anzac Park Primary walking to Anzac Park Primary School, and placing 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

The driveway should be located in the middle not at the end, where it will have negative impact for the neighbours.

They also need to build in access for Large delivery trucks, and other service vehicles.

9. More attention needs to be provided to *Overshadowing and Loss of Sunlight AND Loss of Privacy* for neighbours particularly those to the rear of the higher second block and the federation homes adjoining the site on Rosalind St.

There are over 100 neighbours surrounding the site who are struggling with these Plans as they will all be directly negatively impacted. Many Patios, balconies and windows are very close to the Developments boundaries, so overshadowing and loss of privacy are very real concerns.

The West st Neighbours will basically be facing an 8 storey high wall right on their boundary overlooking their Patios and their homes.

Likewise, neighbours at 27 Rosalind Street will have a high wall of a Building right on their side boundary.

10. The 2 *Care beds* are a farce sadly and a mere tool to cater to the “be seen to be” aspect of compliance with the SSD System.

In summary, I am opposed to this Proposed development as it currently stands as it is an attempt to game a system that was devised to address the housing shortfall. This is a money generating proposal for profit, targeting wealthy buyers. Its size and scale are totally out of character for Cammeray, a suburb which is not in the TOD or the LMHR.

I urge DPHI to not accept these Plans as they stand and to require several amendments to this Proposed Development along the lines discussed above- Retain the trees, increase the setbacks, reduce overshadowing, reduce the height of the second building and increase the Care facility aspect of this Proposal to constitute at least 40% of the Project.

If the impacts cannot be mitigated, then these Plans should be rejected by DPHI.

Marianne De Souza
Cammeray
28 March 2026