

Appendix C:

Engagement Report – Community consultation - Cammeray

19, 21 and 23 Rosalind St, Cammeray

Emails from 14 Nov 2025 – 1 Dec 2025

Re: Engagement Report - Community consultation - Cammeray

From Lauren Moore <lozza0007@hotmail.com>

Date Mon 1/12/2025 7:39 AM

To AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>

Thank You Zandi,

Your response/ clarification below much appreciated. While waiting for a response, I enquired with the Housing Policy team at the Department of Planning, Housing and Infrastructure. Their response below (**highlighted that s108 would apply for the planning team's benefit**). Please ensure my enquiry and the below response included in Item 4. Engagement Report for the EIS.

Thank you.

Lauren Moore

0416 057 993

Hi Lauren,

Thank you for contacting the Housing Policy Team.

*Yes, the non-discretionary development standards in section 108 of the Housing SEPP would apply under these circumstances. Should these standards be met in an application, a consent authority cannot refuse the application based on these standards or seek to impose more onerous standards. **They would also apply regardless of whether seniors housing is permitted or prohibited in an LEP.***

You can find out more about the planning rules for seniors housing [here](#).

Best,

Housing Policy

Strategic Planning and Policy | Department of Planning, Housing and Infrastructure

T 02 8289 6700 | [E housingpolicy@planning.nsw.gov.au](mailto:ehousingpolicy@planning.nsw.gov.au)

Locked Bag 5022 | PARRAMATTA NSW 2124

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From: AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>

Sent: Thursday, 20 November 2025 5:37 PM

To: Lauren Moore <lozza0007@hotmail.com>

Cc: AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>

Subject: Re: Community consultation - Cammeray

Hi Lauren,

Thank you for your question and for attending the webinar last week.

I've checked in with the planning team and can confirm that the site is not subject to a Floor Space Ratio (FSR) control under the North Sydney Local Environmental Plan 2013 (NSLEP 2013).

Instead, the bulk and scale of any future development will be guided by the Height of Building control under NSLEP 2013, along with relevant provisions in the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The Housing SEPP includes specific allowances for Independent Living Units and Residential Care Facilities, which may enable FSR bonuses under certain conditions.

I hope this answers your question, please do not hesitate to reach out should you have any other questions.

Kind regards,
Zandi

Stakeholder Engagement Team

Colliers Urban Planning

1800 870 549 | engagement.urbanplanning@colliers.com

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From: AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>

Sent: Friday, November 14, 2025 6:12 PM

To: Lauren Moore <lozza0007@hotmail.com>

Cc: AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>

Subject: Re: Community consultation - Cammeray

Hi Lauren,

Thanks for your email. I've reached out to our planning team for clarification and will get back to you shortly regarding your query on the floor space ratio control for this site.

Wishing you a great weekend.

Kind regards,
Zandi

Stakeholder Engagement Team

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From: Lauren Moore <lozza0007@hotmail.com>

Sent: Friday, November 14, 2025 10:51 AM

To: AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>

Subject: Community consultation - Cammeray

Hi Nathan,

Re: Community consultation - Cammeray

I registered and attended the first consultation last night, but I didn't have a chance to check before asking the below question as the 30min of question time ended.

My question is:

What floor space ratio is being proposed and where is it coming from, as in which legislation?

Thank you,
Ms L Moore