

Cara Rogers
7 Stanhope Road
Killara NSW 2071

12 January 2026

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Amy Watson

Dear Amy,

SSD-81890707
10, 14 and 14a Stanhope Road, Killara

I am writing in response to the “Submissions and Amendment Report and attachments dated 25 November 2025” from GYDE on behalf of CPDM Pty Ltd (“The Proposer”), in respect of application SSD-81890707 (SSDA). This letter is to be read in conjunction to my submission dated 3 June 2025.

I reside at 7 Stanhope Road, Killara with my family. Our home of 13 years is a much-loved heritage item directly opposite the proposed development. If approved, this development would have significant negative impacts on us personally, our neighbours and the local community.

The amendments submitted by the applicant are minor and do not seek to address any of the concerns raised by myself or the community including but not limited to the character of the area (existing or planned), heritage items in the immediate and near vicinity, traffic and parking, biodiversity, loss of tree canopy, overshadowing or privacy.

This ‘saved’ site is isolated from any other development of this size, scale and bulk. The building height and FSR is inconsistent with newly adopted planning controls as demonstrated by Table 1 and Table 2 respectively.

Table 1 – Building Height

	Proposed	Maximum height allowed under Ku-ring-gai Council LEP
Building A	17.50m	9m
Building B	36.45m	11.5m
Building C	33.30m	11.5m

Table 2 – Building FSR

	Proposed	Maximum FSR allowed under Ku-ring-gai Council LEP
Building A	2.2:1	0.30:1
Building B	2.2:1	0.85:1
Building C	2.2:1	0.85:1

The new planning controls were developed by Ku-ring-gai Council with consideration given to housing targets, infrastructure, building transitions, proximity to town centres, access to transport and least impact to heritage items. The community was engaged and supported the new planning controls which have now been adopted by NSW Planning.

The applicant relies solely on the 'saved' provisions with no respect for the future integrity of the area or newly adopted planning controls. The 'saved' provision provide goodwill to developers but does not consider the immediate or long-term planning impact to the street or area. This development if approved would be isolated in bulk, size and scale.

Reports prepared by the consultant for the applicant contain several errors demonstrating they were prepared in bulk and applied to the various development applications that were rushed through to obtain a SEARS to ensure the application was 'saved'. A development of this magnitude should command a certain level of professionalism and attention to detail which has not been achieved.

The applicant has made no effort to design a development that sits within a Heritage Conservation Area despite its claim to do so. The build form is contemporary in nature and completely out of character for the area.

This site is clearly not appropriate for a development of this size, scale and bulk as previously outlined by the many objections including reports from respected town planners, heritage and ecological consultants. I urge the committee members charged with assessing this application to make a site visit to fully understand the location.

Your sincerely,

Cara Rogers