

Celia Taylor  
[4a Stanhope Road](#)  
[Killara NSW 2071](#)

8th 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 write in response to the “Submissions and Amendment Report and attachments dated 25 November 2025” prepared by GYDE on behalf of CPDM Pty Ltd in relation to application SSD-81890707. This submission should be read in conjunction with my submission dated early June 2025.

I am a long-term resident of Killara, having lived at [4A Stanhope Road](#) for 13 years. The proposed development would result in unacceptable and enduring impacts on my home and on a substantial number of surrounding properties.

The height and bulk of the proposal are fundamentally incompatible with the established character of Killara. There are no comparable high-rise developments in Stanhope Road or the whole suburb of Killara. At 33.75 metres, the proposed towers would exceed any existing building in Killara by approximately 50%, creating a dominant and visually intrusive presence across the suburb.

The impacts of this scale are severe and unavoidable. Surrounding properties would experience extensive overshadowing, major loss of solar access, significant privacy intrusion, view loss and an overbearing visual impact. These impacts extend well beyond Stanhope Road and affect properties in all directions.

The proposal is non-complying. The requested height exceeds the maximum permitted under both the Housing SEPP and the Ku-ring-gai LEP. The Proposer’s attempt to justify these breaches by selectively citing unrelated council precedents is misleading. No relevant precedent exists under the Housing SEPP to support an increase beyond the allowable height standard.

Despite the submission of several hundred pages of additional material, the Proposer concedes that the amendments are “minor.” Accordingly, the proposal remains materially unchanged. Given this, the overwhelming public opposition — 98.5% of submissions — must be taken as continuing and unresolved.

The visual material provided is selective and fails to represent the true impact of the development. It focuses almost exclusively on the Stanhope Road frontage, which

represents only a small portion of the site boundary. The most significant impacts fall on neighbouring battle-axe properties, including my own, which are limited to 12 metres and would be completely dominated by towers almost three times that height.

Claims that neighbouring properties would not be isolated are incorrect. Battle-axe sites with narrow access handles, including 4A and 6A Stanhope Road, cannot be reasonably redeveloped under the recently adopted council zoning and height controls. Approval of this proposal would permanently isolate these established family homes.

The affordable housing outcome is also inadequate. Only 17% of dwellings are proposed as affordable housing, reducing to just three units after 15 years. These dwellings are predominantly located in lower ground and ground floor areas, indicating that commercial considerations have been prioritised over equitable and integrated housing outcomes.

This is an isolated, oversized and non-compliant development in a suburb with no high-rise context. It lacks community support, breaches planning controls and would cause lasting harm to residents and the character of Killara. It is not in the public interest and should be refused.

Thank you for considering this submission.

Regards

Celia Taylor