

George Toomey
[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 am writing in response to the “Submissions and Amendment Report and attachments dated 25 November 2025” prepared by GYDE for CPDM Pty Ltd in relation to application SSD-81890707. This should be read alongside my submission made in early June 2025.

I have lived at [4A Stanhope Road, Killara](#), for 13 years. This is my family home. The proposed development would cause serious and permanent impacts on my property and many surrounding homes.

The scale of this proposal is completely out of place. There are no comparable high-rise buildings in Stanhope Road or the surrounding area. At 33.75 metres, the towers would be around 50% taller than any existing building in Killara and would dominate the neighbourhood.

The impacts are unavoidable. Nearby homes would suffer major loss of sunlight, privacy and views, along with significant overshadowing and an overbearing visual presence. These impacts extend well beyond Stanhope Road.

The proposal is non-complying. The height exceeds what is permitted under both the Housing SEPP and the Ku-ring-gai LEP. Claims that this breach is supported by precedent are misleading, as no relevant precedent exists under the Housing SEPP.

Despite extensive additional material, the developer describes the changes as minor. The proposal is therefore materially unchanged, and the overwhelming community opposition — 98.5% of submissions — remains unaddressed.

The impact assessment is selective. It focuses on the Stanhope Road frontage while the worst impacts fall on neighbouring battle-axe properties, including my own. These narrow sites would be dominated by towers almost three times their height and would be permanently isolated under current planning controls.

The affordable housing outcome is also inadequate. Only 17% of dwellings are proposed as affordable housing, dropping to just three after 15 years, mostly on lower levels. This prioritises commercial outcomes over fair and integrated housing.

This is an oversized, 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 should be refused.

Thank you
George Toomey