

Formal Objection to Proposed 10-Storey Development – Stanhope Road, Killara

I am writing to formally object to the proposed 10-story residential development on Stanhope Road, Killara. The proposal is fundamentally incompatible with the character, planning controls, environmental and heritage values of the area. My concerns are outlined below:

- 1. Excessive Height and Inappropriate Scale**

The proposed building, at 10 story's, is significantly out of scale with the surrounding built environment, which comprises single detached dwellings to the east, west, and south. This scale is extremely disproportionate and inconsistent with the R2 Low Density Residential zoning of the area.

- 2. Conflict with Heritage Conservation Area**

The site is located within a designated Heritage Conservation Area and is in close proximity to at least nine heritage-listed properties along Stanhope Road. The proposal has not appropriately addressed or assessed the impact on these heritage assets. The building's height and bulk would visually overwhelm and diminish the cultural and aesthetic significance of these properties, affecting their value and setting a damaging precedent for future development.

- 3. Encroachment on a Heritage-Listed Dwelling**

The development envelops an existing heritage-listed home on the site, undermining its prominence, context, and architectural integrity. This is contrary to the objectives of heritage conservation and would irreparably alter the character of the property.

- 4. Loss of Natural Vegetation and Environmental Integrity**

The proposal does not retain any of the naturally occurring Sydney Blue Gum trees, which are ecologically significant and contribute to the environmental character of the site and broader suburb. Their removal represents a significant environmental loss.

- 5. Inadequate Landscaping and Deep Soil Provision**

The development offers only 7% deep soil, which falls well below acceptable benchmarks. This restricts the ability to plant large canopy trees, manage stormwater sustainably, and preserve green space within the development.

- 6. Amenity Impacts and Infrastructure Strain**

The proposal will adversely impact the amenity of surrounding homes, including loss of privacy, visual outlook, and natural views. It also offers inadequate parking and constrained access to the Pacific Highway, which will place further pressure on local traffic and public infrastructure.

- 7. Inconsistent with Local Character and Planning Framework**

Stanhope Road currently contains no apartment buildings, and the existing character is low-rise, low-density residential. In contrast, the proposed development would introduce a high-density, high-rise built form that is completely at odds with the prevailing streetscape. Notably, the maximum permissible height for apartment buildings in Killara is five story's; this proposal doubles that figure and represents a substantial and unjustified departure from established planning limits.

This proposal fails to respect the environmental, heritage, and residential values of the site and surrounding area. Its scale, form, and lack of sensitivity to context render it wholly inappropriate. I urge the State Government to reject the application in its current form.

Kind regards,

Natalie Dickinson