

Proposed development 10,14 and 14a Stanhope Road, Killara

This submission sets out my strong opposition to the proposed development of a 10-storey apartment building comprising 135 apartments and 195 car parks in a Heritage Conservation Area and adjoining multiple heritage homes. If approved the development will irrevocably change the heritage nature of this suburb and irrevocably damage both the built and natural environment

Conflicts With the Council's Preferred Development Scenario

When preparing their application, the developer was aware of the alternative planning options being considered by Council and the community feedback to these options however they failed to take these into consideration when preparing their application. I believe that the Department need to assess the application based upon the TOD guidelines but taking into consideration the intent of the Council's preferred scenario.

To approve a 10-storey development within the heritage conservation area would be entirely inconsistent with the Council's Preferred Scenario and the wishes of a significant majority of residents.

Lack of Infrastructure

In addition to these fundamental issues, I am also very aware of the negative impact this development would have on local infrastructure, in particular the local road network, street parking, school capacity and water/sewer infrastructure. I don't believe that any of these issues have been adequately addressed by the applicant. Increases in density such as proposed without a corresponding investment in infrastructure upgrades

Affordability

The "affordable" units within the development will not be "affordable" to essential service workers, first home buyers etc as a consequence of the high market value of the units by virtue of the location.

Conclusion

The application is entirely inconsistent with the wishes of the majority of the community and with the Preferred Scenario developed by the Council after consultation with the community and Department of planning. To approve this application would undermine the work undertaken by Council in good faith to develop an alternative to the TOD regime which delivers a greater number of dwellings in the area whilst going some way to retaining heritage for the benefit of future generations.

The application should be assessed taking into consideration the Council's Preferred Scenario as supported by the majority of Ku rin gai residents. On this basis the application should be rejected and developer activity directed to areas identified in the Preferred Scenario for increased density.