

**3-9 Park Ave, Gordon**  
**SSD-78775458**  
**Submission by Sydney YIMBY**

Sydney YIMBY strongly supports the proposed development.

Sydney has a crisis of housing affordability for which the solution is to build more housing. This proposal is an ideal example of the kind of housing we need.

- It is a few minutes walk (200m) from Gordon station, multiple bus routes and a large shopping area.
  - In this respect it is a better development than many of the proposed upzonings in Ku-ring-gai council's preferred scenario. For example, the 51m towers inexplicably placed on Merriwa St, 600m from the station. For reasons we hope are obvious it is much better to concentrate high density at transport nodes.
  - As an aside, the failure of Kuringai's preferred scenario to allow more higher density on the Eastern side of Gordon station (contrary to the preferences of survey respondents) is a serious failure of planning policy.
- The proposal replaces very low density houses, on blocks averaging over 1,000sqm. That has been a bad use of very valuable sites.
- We note that that some local residents and the [Friends of Ku-ring-gai Environment](#) complain that the proposed buildings are ugly. That is an aesthetic judgement that many people, including us, do not share. Compare the proposal



With the unremarkable suburban houses it will replace:

Figure 6 Site Photographs



Picture 1 3 Park Avenue, Gordon



Picture 2 5 Park Avenue, Gordon



Picture 3 7 Park Avenue Gordon



Picture 4 9 Park Avenue, Gordon

Source: <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-78775458%2120250422T023416.646%20GMT> p10.

- In our view, the proposal will bring an improvement in the streetscape and neighbourhood amenity. We recognize this is a subjective judgement and values differ. But these differences are trivial relative to the need to provide more housing.
- Increasing development sometimes involves the loss of genuinely attractive, valuable old buildings. This project is NOT an example of that. The more density we can build on sites like this, the less we need to infringe on the heritage that is actually valuable.
- Resident objections to this development are unrepresentative. In Ku-ring-gai council's recent survey, 65% of residents preferred options (1, 2a, 2b and 3a) that would develop this site.

### About Sydney YIMBY

We are a grass-roots organisation which advocates for more housing to address Sydney's housing affordability crisis. We are 100% volunteer run and member funded. We have no affiliation with political parties or property developers. You can read more about us at <https://www.sydney.yimby.au>.