

Application No.: SSD-82395459

Location: 3-7 Burgoyne Street & 1-3 Pearson Avenue, Gordon

To: NSW Department of Planning and Environment

18/05/2025

I am writing to strongly oppose this development proposal on the following grounds:

1. Severe Overshadowing of my residence at unit G06

The proposed development will block critical morning sunlight (8-10 AM) to my unit's east facing window, which is the only sunlight we get, causing unacceptable overshadowing that severely diminishes natural light, residential amenity, and mental health. This direct impact violates SEPP 65 and Ku-ring-gai planning controls designed to protect sunlight access.

2. Loss of Mature Trees and Inconsistent Biodiversity Claims

The Arborist Report confirms that 62 out of 115 trees will be removed.

This includes endangered Blue Gum High Forest, yet the Biodiversity Report claims "no significant impact."

Offsets and vegetation management plans cannot compensate for the immediate loss of canopy and habitat.

3. Gross Breach of Height and Setback Controls

The building height significantly exceeds the maximum 22m limit, reaching 25.875m in places, creating oppressive bulk that dominates the streetscape and heritage areas. Setbacks on Pearson Avenue and Burgoyne Lane are reduced to 6m - far below the required 10m - destroying the neighborhood's low-density, garden suburb character. This blatant disregard for Ku-ring-gai LEP 2015 and DCP 2010 must lead to refusal.

4. Traffic, Parking & Safety Catastrophe

The area surrounding Gordon Station is already critically overcrowded. Essential community facilities including the library, police station, preschool, and council offices are located here, with vehicles occupying every available parking space on these three streets. There is no existing parking capacity to absorb over 100 additional units. Burgoyne Lane is narrow and ill-equipped to handle the additional traffic, posing serious safety risks to pedestrians and cyclists.

5. Irreparable Visual & Heritage Harm

The proposal looms over heritage-listed properties, harming the Gordon Estate Conservation Area's unique character. Visual and heritage impact assessments are incomplete and fail to account for critical winter shadowing or compliance with heritage conservation laws. The scale and height overwhelm the heritage area, breaking the area's artful blend of scale, character, and lifestyle.

6. Flawed, Unenforceable Green Travel Plan

The plan relies on unrealistic mode shift targets and fails to provide binding commitments or adequate measures to manage construction traffic and protect pedestrian safety.

7. Destroying Community Character for Investor Profit

This development prioritizes investor financial gain over the wellbeing and lifestyle of Gordon residents. It will irrevocably alter and damage the area's established character and livability, turning a cherished community into an overcrowded, congested zone focused solely on money-making.

Conclusion.

This proposal is grossly out of scale, out of character, and unsustainable. It threatens overshadowing, congestion, safety, and heritage values while prioritizing short-term investor returns over community needs. While new housing is needed, it must be delivered in a way that respects local character, heritage values, and existing infrastructure capacity.

I urge the NSW Department of Planning and Environment to REFUSE approval of SSD-82395459.

Thank you in advance for your consideration into this matter.

Regards,

Anahit Ehteshami

G06, 2-6 Pearson Avenue, Gordon

