

Minister for Planning & Public Spaces  
SSD - 78775458 (CPDM Pty Ltd: 3-9 Park Avenue, Gordon)  
4 Parramatta Square, 12 Darcy Street  
Parramatta  
NSW 2150

20 May 2025

**OBJECTION TO CPDM DEVELOPMENT PROPOSAL: 3-9 PARK AVENUE, GORDON**

Dear Minister,

I strongly object to the proposed development by CPDM (Developer) at 3-9 Park Ave Gordon (SSD - 78775458).

This proposal blatantly disregards surrounding heritage, including heritage listed properties immediately opposite the proposal and the Gordondale Heritage Conservation Area.

Simplistically, it reflects an overbearing, excessive, and disproportionate structure, positioned on a prominent ridgeline, casting extensive visual disruption, transition impacts, and obliterating the privacy of surrounding residents.

What is abundantly clear is the Developer has put forward a proposal which is underpinned by maximum density over design, with its justification based solely on what it believes is the 'future context', however has scant regard to the existing setting and its historical significance.

A proposal of this magnitude is entirely inappropriate having regard to an existing historical setting which the State Government has earmarked for preservation. There is no consideration for visual harmony or heritage cohesion and architectural sympathy to the existing area.

Further, the proposal blatantly ignores Ku-ring-gai Council's Alternative Preferred Scenario which incorporates the views of the community and as acknowledged by the Developer, would more "appropriately manage local character and transitions in scale".

Gordon, being one of the earliest Ku-ring-gai Municipalities requires careful planning considerations, with a one-size blanket approach entirely inappropriate in this location.

We must recognise the aesthetic significance and historical value of this suburb to Ku-ring-gai and NSW, considering a form of development that is genuinely responsive to this value, along with the site's location to public transport.

I'm glad to see recent press by the NSW Heritage Minister calling for an appropriate strategy to properly recognise, protect, and enhance our heritage!

Yours faithfully,

Danny Watson.

20<sup>th</sup> May 2025

[dannywatson2000@hotmail.com](mailto:dannywatson2000@hotmail.com)

0474 473 773