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| <b>Subject: Opposition to CPDM Development: 3-9 Park Avenue, Gordon</b> |
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To Whom It May Concern,

I'm reaching out to express my deep concerns and strong opposition to CPDM's development at 3-9 Park Avenue, Gordon (SSD - 78775458). This project evidently prioritises profit over maintaining the cultural and social richness of this neighbourhood's historical legacy.

We need to recognise what truly holds "State significance," like the historic homes and Gordondale Heritage Conservation Area (HCA) that this proposal appears to disregard. This development seeks to use 'affordable housing' and 'Transport Oriented Development' claims to get fast-tracked approval, aiming to fit a towering building inappropriately within the heritage surroundings which the State Government has made abundantly clear are to be preserved.

Notable issues are:

*Height Concerns:* A 9-story building will dominate and overshadow surrounding heritage properties and disrupt the architectural harmony within the HCA, leading to inappropriate transition, privacy issues, and sightline disruption.

*Design Disconnect:* The proposed design is jarringly modern and out of sync with the classic streetscape, focusing solely on maximising space without proper regard for heritage or community aesthetics. It is an abrupt and jarring interface between high-rise apartment blocks and existing low-rise heritage dwellings, with no consideration for visual harmony, privacy, or heritage cohesion.

*Ignoring History:* The impact on the area's history, dating back 190 years, is poorly acknowledged, ignoring requirements on importance of context and setting from the NSW Heritage Manual and as specifically mentioned recently in the press by NSW Heritage Minister Penny Sharpe, we need a proper strategy to 'recognise, protect, and enhance heritage'<sup>1</sup>. This proposal represents an unfair threat and vandal to the local context of privately owned heritage properties, who are set to suffer a penalty for investing in and preserving a piece of Sydney's history.

*Council Misalignment:* The plan opposes Ku-ring-gai Council's thoughtfully developed plans, which emphasise protecting local character through proper scale, transition, and integration, developed after extensive community feedback. This is explicitly recognised by the Developer.

*Community Feedback:* Genuine community voices about the adverse effects of this project on our heritage appear to have been strategically sidelined and misrepresented in impact assessments.

*Traffic and Safety:* Increased housing density will escalate traffic problems at crucial junctions and raise safety concerns, as highlighted recently by the community<sup>2</sup>.

*Environmental Degradation:* Over 35 trees face removal, which devastates local habitats and compromises the natural identity home to important native species.

*Missing Community Advantage:* This venture lacks obvious benefits for existing residents and instead presents a threat to Gordon's cherished heritage and environmental assets, something the wider community appreciates and acknowledges.

Gordon deserves better!

Sincerely,

Julia Richards

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<sup>1</sup> Revealed: The plan to protect Sydney's heritage buildings, Julie Power, SMH, 18 May 2025.

<sup>2</sup> Taverner Research Group TOD Alternative Preferred Scenario - Community Survey (representative of 2,516 respondents).