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

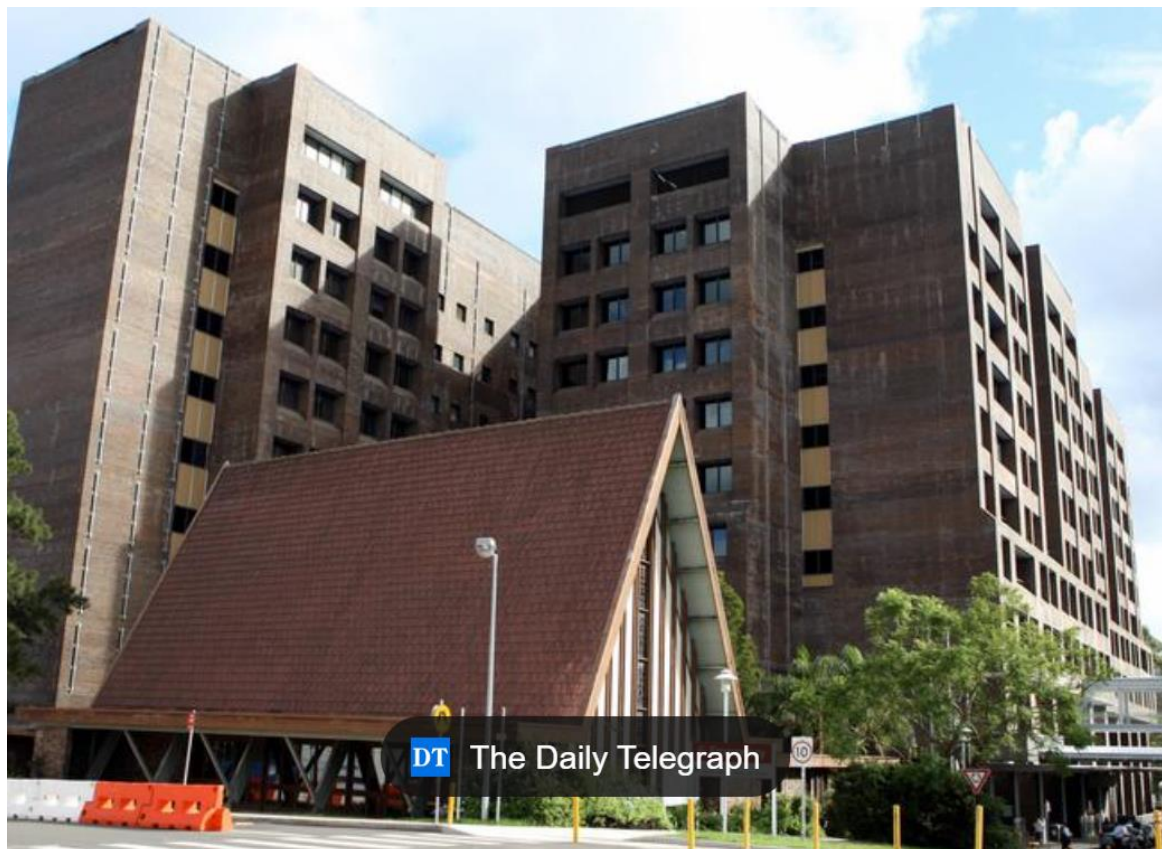
19 May 2025

Dear Minister,

This submission outlines my objection to CPDM's (Developer) proposed development at 3-9 Park Avenue, Gordon (SSD - 78775458).

Let's go back to basics – what are we actually trying to achieve here? Affordable homes next to transport. Only 31 of these homes are affordable, with 69 to remain unaffordable at a \$2m base price (I understand this was confirmed by the Developer themselves).

What you can guarantee, is an overbearing, unsympathetic eye-sore on one of the highest points in Gordon, destroying the value of the heritage based suburb. If one can remember the old Royal North Shore Hospital in St Leonards, this has strikingly similar characteristics (refer image below)!



- Design is lacking
  - Scale is excessive
  - Transition ignored
  - Heritage disregarded
  - Privacy implications not-assessed
  - Traffic implications under-rated
  - Community concerns neglected
- And what is guaranteed is the Developer's maximum profit!
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Lets see through the games being played here.

Is this something we are going to look back on and be proud of?

Surely I don't need to say anything more...

Regards,

Brendan

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