
Minister for Planning & Public Spaces
SSD - 82395459
4 Parramatta Square, 12 Darcy Street
Parramatta
NSW 2150

5 June 2025

Dear Minister,

This submission outlines my **strong objection** to Develotek Property Group's (Developer) proposed development at Burgoyne Lane / Street, Pearson Ave, Gordon (SSD - 82395459).

Let's go back to basics – what are we actually trying to achieve here? Affordable homes next to transport. Only 2% of GFA, the bare minimum contribution, is set to be affordable, with the majority set to remain unaffordable at a likely \$2m base price.

What you can guarantee is an overbearing, unsympathetic, excessive, environmentally destructive, privacy invasive, sunshine disrupting development, in an area earmarked for **explicit preservation by the Council** given the transition impact of development in this area on the high concentration of surrounding heritage dwellings (including Gordondale HCA), together with the importance of the biodiversity of the land.

Tonight the Ku-ring-gai Council is set to approve its Preferred Alternative Scenario, which would exclude this area of development, having applied critical planning considerations and community input in its determination. And, on the 13th of June (one day after the exhibition period for this SSD closes), I understand this Scenario will likely come into effect, **delivering GREATER and MORE AFFORDABLE housing supply compared to TOD, particularly in Gordon.**

Surely the State will not be so short sighted, rather apply this Scenario to the assessment of this application and have it scrapped, given its misleading, flawed, and deceptive nature, whereby:

- Heritage is disrespected and devalued;
- Transitions are ignored;
- Privacy assessments are inaccurate;
- Scale is excessive and overbearing;
- Setbacks are grossly inadequate;
- Traffic implications are under-rated;
- Inadequate Community engagement;
- Community concerns are neglected;
- Social impacts are downplayed;
- Environmental concerns are de-emphasised.

And finally, more suitable alternative sites have **NOT EVEN BEEN EXPLORED BY THE DEVELOPER (refer section 2.9.2, failing EP&A regulation).**

Lets see through the games being played here....

Is this something we are going to look back on and be proud of? Destruction of a historical location pre-dating Gordon Train Station, representing one of Ku-ring-gai's earliest municipalities, and destruction of an environmental landscape dating back to Federation and critical to Ku-ring-gai's tree-canopy and green-web, when **OTHER SITES HAVEN'T EVEN BEEN CONSIDERED?**

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

Regards,

Brendan
