
Subject: Formal Objection to Develotek's Proposal at Burgoyne Street, Burgoyne Lane, and Pearson Avenue, Gordon

10 June 2025

To the Planning Authority,

I am compelled to formally register my objection to the above forementioned development by Develotek (SSD - 82395459). This proposal elevates commercial interests at the expense of the surrounding heritage and the environmental significance of the area.

The project is an attempt to exploit 'affordable housing' and 'Transport Oriented Development' schemes to expedite permissions for a massive apartment complex which is at odds with the local heritage character and context (both adjacent and directly opposite the site), which the Government has prioritised to remain.

It also contradicts Ku-ring-gai Council's Preferred Alternative Scenario (which excludes this area of development), undermining critical urban planning principles focused on social, historical, and environmental needs, **delivering greater housing supply and affordability compared to State targets which the Council has approved.**

Key concerns include:

Towering Heights: At 26m high, the proposed buildings will dominate the landscape, negatively affecting low-rise existing heritage structures through visual intrusion and domination, with no consideration for visual harmony, privacy, or proper heritage cohesion. A 3m carriage laneway (Burgoyne Lane), deep-back-yards, and proposed vegetation used as transition justification is an insult to the surrounding heritage listed properties and Gordondale HCA, representing one of Ku-ring-gai's earliest municipalities.

Unsuitable Design: The design features bulky, uninspired box-like twin proportions that harshly contrasts with the existing streetscape, driven purely by the aim to maximise density and therefore profitability of the Developer. The Southern interface and its juncture to the high-concentration of high-value heritage listed properties and the Gordondale HCA is blatantly ignored by the design.

Heritage Concerns: There is insufficient recognition of the area's rich history and its built environment from the 1830s, disregarding NSW Heritage Manual requirements on contextual respect, recent press from NSW Heritage Minister Penny Sharpe, and the call for better heritage protection measures as part of feedback from Ku-ring-gai Council's recent survey¹. It is concerning to assess the 7 visual impact photos that are clearly distorted in articulation, rather are set to have an exorbitant impact on the heritage homes to the South of the site. Justification that vegetation will appropriately mitigate privacy implications is farcical.

Contradicting Council Plans: Per above, it overtly contradicts Ku-ring-gai Council's Preferred Alternative Scenario, undermining a strategy underpinned by critical planning principles and community input.

Community Input Ignored and Engagement Process inadequate: The development dismisses substantial community feedback concerning its impact on nearby heritage sites including negative social effects (e.g. scale, height, density, lack of consistency with streetscape). Further, the engagement process undertaken was disproportionate to the scale and impacts of the proposed development, therefore breaching DPHI requirements.

¹ Taverner Research Group TOD Alternative Preferred Scenario - Community Survey (representative of 2,516 respondents).

Traffic and Safety: The proposed density will exacerbate congestion at the Pacific Highway entrance, compounding existing traffic pressures and safety risks, as underscored in recent Council surveys².

Environmental Assault: The loss of a 60+ tree canopy will irrevocably harm local biodiversity, including endangered native species, as explicitly noted by Council in its justification for exclusion of this zone for development.

Deficient Community Gains: Ultimately, this proposal offers no benefits to local residents, rather endangers Gordon's cherished natural and historic identity.

This proposal must be scrapped!

Regards,

Warren Richards

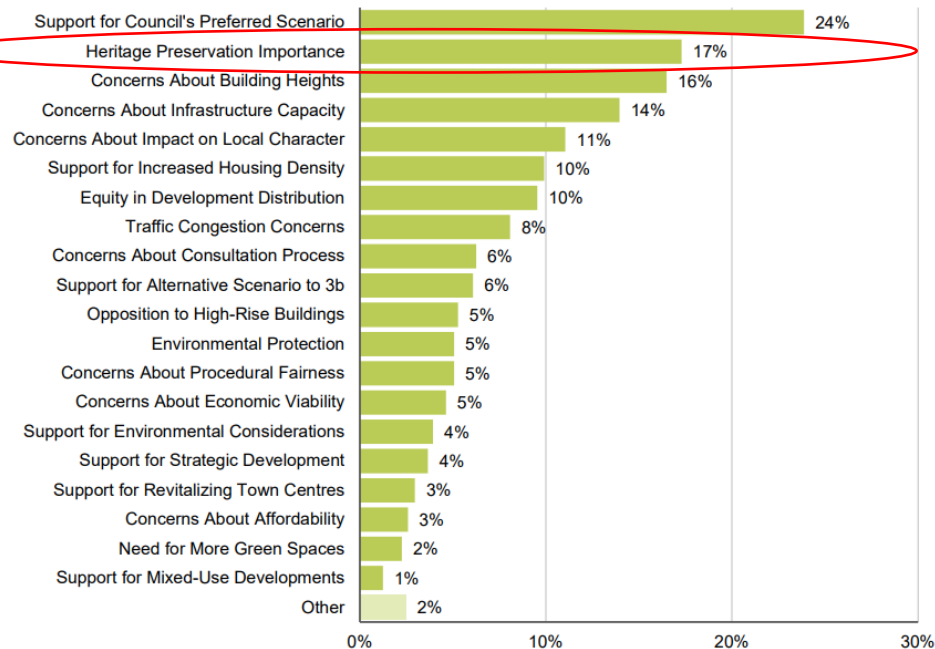
² Taverner Research Group TOD Alternative Preferred Scenario - Community Survey (representative of 2,516 respondents).

Extract from Taverner Research Group TOD Alternative Preferred Scenario - Community Survey (Ku-ring-gai Council)

Figure 2: Comments about Council's preferred scenario

Q4 PLEASE PROVIDE ANY GENERAL COMMENTS ABOUT THE PREFERRED SCENARIO HERE. (IF YOU HAVE COMMENTS ABOUT AN INDIVIDUAL PROPERTY OR LOCATION, THESE CAN BE PROVIDED IN THE NEXT SECTION)

BASE: N=1,856



6.7. OTHER CONCERNS

Summary

Some 517 respondents (26% of the total sample) noted other concerns. The largest of these – by a big margin – related to traffic congestion and related safety issues. These concerns came from residents among all suburbs and station proximities.

Figure 15: Other concerns (top 10)

