

**State Significant Development Application SSD – 8239 5459 Burgoyne Lane / Street,
Pearson Avenue – STRONGLY OBJECT**

To whom it may concern:

I am writing to express my strong objection to the above application.

The proposal is flawed for the following reasons:

- × **Disregards Local Planning:** It ignores key planning guidelines established by the Ku-ring-gai Council, which, following extensive community consultation, does not permit development in this location. I note this Scenario delivers greater housing supply and affordability in this suburb compared to TOD outcomes.
- × **Inconsistent with Heritage:** The proposal is completely inconsistent with the character and heritage of the buildings located immediately adjacent (East) and directly South of the site, resulting in 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. Conclusions of Heritage Assessment based on “deep back yards, fencing, vegetation, and tennis courts” demonstrates an utter lack of respect for the existing heritage context. Per Council’s directive, this area is to be preserved to ensure appropriate protection of the surrounding high concentration of valued heritage homes and the Gordondale HCA.
- × **Poor Design:** The design is of poor quality, characterized by minimal setbacks, breach of height limits, lack of building modulation, and a box-like design, clearly prioritising the developer's profit, with concentration and the bulk of the built form set to the Southern end of the site, further impacting surrounding heritage listed dwellings and the Gordondale HCA. Visual privacy impacts are significantly downplayed, overshadowing effects are understated, setbacks are grossly inadequate, unacceptable transition impacts are not addressed. Further, artist impressions are greatly distorted, misleading, and deceptive in support of the proposal.
- × **Environmental Impact:** It will result in devastating tree loss and a detrimental impact on local wildlife. With greater than 50% of trees on-site (or 62 in number) set to be destroyed is quite frankly, environmental destruction. A number of these trees are exotic, mature, and date back to Federation, contributing materially to Ku-ring-gai’s critical tree-canopy, Blue Gum High Forest, and green-web, contradicting Council’s environmental preservation of this site. Further, there is a net-loss of trees on site, with only 46 trees proposed to be planted.
- × **Social Impacts ignored:** Community concerns have been entirely ignored, with farcical claims that “scale, height, density, lack of consistency with streetscape” are “unrelated to the proposed building”, rather “more consistent with issues surrounding the TOD”. This is comical. Rather, there has been an entire lack of appropriate community consultation and engagement, in proportion to the proposed scale of the development, contravening DPHI requirements. Further, the development will result in an unsustainable increase in traffic on the immediate streets, which are already operating at maximum capacity.

Based on the above, the proposal warrants rejection.

Regards,

Faye Richards