

Subject: Opposition to Develotek Development: Burgoyne Street, Burgoyne Lane, and Pearson Avenue, Gordon

To Whom It May Concern,

This submission acknowledges my strong opposition to Develotek Property Group's proposed development at Burgoyne Street, Burgoyne Lane, and Pearson Avenue, Gordon (SSD - 82395459). This project evidently prioritises profit over preserving the historical and environmental importance of this location.

This proposal is in direct contradiction to the Council's Preferred Alternative Scenario which explicitly calls for preservation of this site given the impact on the surrounding heritage context and the environment.

This development seeks to use 'affordable housing' and 'Transport Oriented Development' claims to get fast-tracked approval, aiming to fit twin towers inappropriately within the heritage surroundings which the State Government has made abundantly clear are to be preserved.

Only 2% of GFA is proposed as affordable housing, being the minimum contribution permitted, with most of these apartments set to remain unaffordable. Further notable issues are outlined below:

Height Concerns: 8 storey towers will dominate and overshadow surrounding heritage properties and disrupt the architectural harmony within the Gordondale HCA, leading to inappropriate transition, privacy issues, and sightline disruption. A 3m wide suburban laneway, back fence, and trees are inadequate transitions from low-rise heritage listed dwellings to high-rise apartment towers.

Design Disconnect: The proposed design is jarringly modern and out of sync with the surrounding low-rise streetscape, focusing solely on maximising space without proper regard for heritage 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. Further, artist's representations (including visual assessments) are highly biased and misleading in favour of the Developer, undermining the accuracy of the overall assessment.

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'¹. This proposal represents an unfair threat 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: Per above, the plan neglects Ku-ring-gai Council's Preferred Alternative Scenario which explicitly excluded this area from development, to protect critical tree-canopy, biodiversity, and transition impacts on surrounding heritage dwellings.

Community Feedback: Community concerns have been misrepresented in impact assessments and social assessments, with a lack of proper Community consultation and engagement process, breaching DPHI requirements.

Traffic and Safety: Increased housing density will escalate traffic problems at crucial junctions and raise safety concerns, as highlighted recently by the community².

Environmental Degradation: Over 62 trees face destruction (greater than 50% of trees on-site), which will devastate local habitats, precious tree-canopy, including mature and well-established trees dating back to Federation.

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

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

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.

This proposal must be dismissed.

Sincerely,

Julia Richards