

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

10 June 2025

Dear Minister,

I'm writing to express my strong objection to Develotek's (Developer) proposed development at Burgoyne Lane / Street, Pearson Avenue, Gordon (SSD - 82395459).

I have meticulously reviewed the exhibition documentation and I have grave concerns about the overall integrity of the submission.

It is overtly clear that the documentation prepared is disingenuous and biased in favour of the Developer. Critical claims of assessment are based on unsubstantiated generalisations, with grossly misleading conclusions.

Visual privacy impacts are significantly downplayed, overshadowing effects are understated, setbacks are grossly inadequate, unacceptable transition impacts are not addressed, and community feedback and social impacts are blatantly disregarded. Further artist impressions are greatly distorted in support of their proposals.

Conclusions that it is acceptable from a Heritage Impact Assessment are comical. A proposed 26m high structure prominently situated immediately behind a high concentration of low-rise heritage listed dwellings and a HCA, with limited setbacks, and only a 3m carriage laneway tempering its impact, is ludicrous, contradicting **Ku-ring-gai Council's Preferred Scenario which has now been endorsed, calling for this location to be "fully protected". On this basis alone this application warrants rejection by the State. There are plentiful other locations better suited to a development of this scale, noting Ku-ring-gai Council's Preferred Scenario delivers greater housing and affordability compared to the State (in particular, in Gordon). This option assessment is erroneously ignored by the Developer, contravening EP&A regulation.**

Below is a list of areas of critical concern, given the importance of the existing surrounding heritage homes and the Gordondale Heritage Conservation Area (HCA), the proposal, which blatantly ignores this setting.

Building height: Excessive, disproportionate, and domineering scale at 26m high, breaching TOD controls and adjacent and directly behind low rise heritage listed dwellings and a HCA.

Set-backs: Inappropriate in this setting, which will further cast a domineering presence of the proposed structure on the existing historical character, which has been clearly ignored within the design (bulk of the massing and built form to the South of the site), with inappropriate transition. A 3m laneway (Burgoyne Lane), back fence, trees cannot be considered appropriate transitions between currently existing heritage-listed low-rise dwellings and high-rise apartment towers.

Design: Modern, abrupt and jarring structure, unsympathetic to the local context of the existing area which the State Government has earmarked to be retained. Maximising density is the clear imperative for the Developer.

Heritage: The proposal has a complete lack of regard for listed heritage low-rise dwellings to the South of the site, including the Gordondale HCA as noted above.

Council's Preferred Scenario: The Developer blatantly ignores Council's Preferred Scenario on the basis it is "yet to be finalised", however it has now been endorsed and delivers greater affordability and housing compared to TOD, having regard to critical planning principles in an area known for its heritage and environmental significance. This development violates 4 out of 7 key planning principles alone. We must not be so short-sighted!

Social Impact: Documentation downplays the impact on the area and surrounding dwellings, with visual privacy set to be obliterated for surrounding properties, further exacerbating daily traffic chaos, along with environmental devastation involving over 60 trees on site to be destroyed, and a net loss of trees overall (many dating back to Federation and providing critical support to Ku-ring-gai's Blue Gum High Forest and green-web).

Affordability: This proposal provides a tokenistic amount of affordable housing (2% of GFA), with the majority of the development to remain unaffordable. This is an obvious attempt to have a basic set of high-rise apartments fast-tracked for approval, emotionally targeting the State Government's housing supply and affordability mandate.

We must avoid a limited perspective and give proper consideration to the surrounding heritage value and its significance (as recently reinforced by NSW Heritage Minister Penny Sharpe, we need a strategy to properly recognise, protect, and enhance heritage)¹.

Regards,

Julianna

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