

## **OBJECTION TO BURGOYNE STREET DEVELOPMENT (SSD-82395459)**

2-6 Pearson Avenue, Gordon NSW 2072

To whom it may concern,

I am writing to formally object to the proposed development at 3A, 3B, 5A, and 7 Burgoyne Street, 1 and 3 Pearson Avenue, and 4 Burgoyne Lane, Gordon, for the following reasons:

### **Excessive Height and Bulk**

The proposed buildings are significantly out of scale with the surrounding area and breach local planning controls. This undermines the established character and heritage of the neighbourhood.

### **Overdevelopment**

The proposal for over 100 residential units represents an inappropriate density for this location. It will place an unsustainable burden on local infrastructure and diminish the quality of life for existing residents.

### **Traffic and Rush Hour Congestion**

An influx of over 100 new residents will intensify already severe traffic congestion during peak hours. As a local resident, I experience daily gridlock on nearby roads, particularly during school drop-off and evening commutes. Picture below shows the everyday morning traffic.



### **Strained Public Transport and Parking**

Gordon Station and surrounding streets are already overcrowded, and on-street parking is extremely limited. This development would worsen accessibility and convenience for current residents and commuters.

### **Loss of Sunlight and Visual Amenity**

As someone living in a ground floor unit near the proposed site, I am personally affected by the overshadowing and visual intrusion this development would bring. It will block natural sunlight into my home and destroy the open outlook I currently rely on for comfort and well-being. The image below shows my units only view and sunlight that will be ruined due to the new development.



### **Environmental Impact**

The proposal includes the removal of mature trees and threatens established root systems, posing a serious risk to local biodiversity and green space, which are already limited in the area.

This development is inappropriate in scale, unsympathetic to its surroundings, and fails to respect the needs of existing residents. It prioritises density over liveability and community wellbeing.

I urge the Department to reject or substantially amend this proposal.

Regards,