

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

4<sup>th</sup> June 2025

**OBJECTION TO DEVELOTEK DEVELOPMENT PROPOSAL: BURGOYNE LANE, PEARSON AVENUE, BURGOYNE STREET, GORDON (SSD - 82395459)**

Dear Minister,

I strongly object to the proposed development by Develotek (Developer) at Burgoyne Lane, Pearson Avenue, and Burgoyne Street Gordon (SSD - 82395459).

This proposal blatantly disregards surrounding heritage, including heritage listed properties immediately adjacent / opposite the proposal and the Gordondale Heritage Conservation Area. This area is to be **explicitly protected from development per Ku-ring-gai Council's Preferred Alternative Scenario, which calls for explicit preservation of this site given the high significance of surrounding heritage listed dwellings, HCA, and biodiversity value of the land.**

I note Council's scenario supports greater housing supply and affordability compared to State targets, underpinned by extensive community input and fundamental planning considerations.

What is proposed simplistically represents an overbearing, excessive, and disproportionate structure, positioned in a low-rise residential setting, casting extensive visual disruption, transition impacts, and obliterating the privacy of surrounding residents. **A 3m wide suburban laneway, back fence, trees cannot be considered appropriate transitions between currently existing heritage-listed low-rise dwellings and high-rise apartment towers.**

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.

What is abundantly clear is the Developer has put forward a proposal which is underpinned by maximum density over design, with its justification based solely on what it believes is the 'future context', however has scant regard to the existing setting and its historical significance.

A proposal of this magnitude is entirely inappropriate having regard to an existing historical setting which the State Government has earmarked for preservation. There is no consideration for visual harmony or heritage cohesion and architectural sympathy.

Further, it is of critical concern that the proposal blatantly ignores Ku-ring-gai Council's Alternative Preferred Scenario which incorporates the views of the community.

Gordon, being one of the earliest Ku-ring-gai Municipalities requires careful planning considerations, with a one-size blanket approach entirely **inappropriate in this location.**

I'm glad to see recent press by the NSW Heritage Minister calling for an appropriate strategy to properly recognise, protect, and enhance our heritage, which is clearly not the case under this proposal!

Yours faithfully,

Danny Watson.

4<sup>th</sup> June 2025

[dannywatson2000@hotmail.com](mailto:dannywatson2000@hotmail.com)

0474 473 773