

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

**OBJECTION TO DEVELOPMENT PROPOSAL: (SSD - 82395459)**

**5<sup>th</sup> June 2025**

Dear Minister,

I hereby note my strong objection to the proposed development by Develotek Property Group (Developer / Applicant) at Burgoyne Lane, Pearson Avenue, and Burgoyne Street Gordon (SSD - 82395459).

This area **must be preserved from development** given the significance of the surrounding built heritage and natural environment.

Council's Scenario been developed in consultation with the community, delivering greater housing supply and affordability compared to TOD outcomes, in particular, in Gordon.

This proposal only serves to destruct the environment and heritage significance of a suburb representing one of Ku-ring-gai's earliest municipalities, dating back to the 1830s.

The proposal contravenes the holistic and balanced approach to housing development by Council, serving only to **destroy the heritage of both the built-form and natural environment** (with over 62 trees set to be destroyed, with many dating back to Federation).

In relation to the specifics of the proposal:

1. Entirely excessive, overbearing, and inappropriate in a location characterised by low-rise heritage listed dwellings (including HCA) and critical environmental attributes
2. Shoves the development primarily to the Southern end of the site, blatantly disregarding the importance of the heritage context at this juncture, with inappropriate transitions, visual privacy impacts downplayed, overshadowing understated, setbacks grossly inadequate, transition impacts ignored
3. Represents a tokenistic level of affordable homes – 2% of GFA, the bare minimum, with the majority to remain unaffordable
4. Offers no broader community benefits, rather elitist 'resident only' facilities under the guise of providing affordable homes
5. Lack of Community engagement – only a high level flyer sent to the community, lacking all crucial information (no webinars or briefings held), violating DPHI requirements
6. Plentiful other sites better suited to a proposal of this magnitude (per Council's Scenario) yet not assessed – contravening EP&A regulation
7. Set to inflict irreversible impacts on the environment - >50% of trees on site set to be destroyed (60+), many mature and exotic, dating back to federation, supporting Ku-ring-gai's tree canopy, green-web, and biodiversity

**We must not be so short-sighted** in our planning approach, an apply a blanket-one sized approach to an area renowned for its uniqueness. The community and residents deserve far better than this. **Accordingly, this proposal must be rejected by the State.**

Regards  
Harry