

A SSD proposal for nos 21,23,25 McIntosh Street, and 55 Werona Ave.

A SSD development is proposed for Nos 21, 23, 25 McIntosh Street and for 55 Werona Ave Gordon.

The proposal is just two allotments to the east of Eryldene, a State Heritage Listed historic house and garden at No 17 McIntosh Street, Gordon. The proposal would have enormous detrimental effect on the conservation and presentation of this iconic place:

HEIGHT, BULK & SCALE: Three 8 storey blocks of apartments in an area of one and two storey buildings would stick out like a sore thumb amongst the low rise dwellings, be an overpowering visual intrusion and severely impact the setting and appreciation of Eryldene, the State Heritage Listed house and garden just two allotments to the west;

HERITAGE: it would badly limit Eryldene's ability to present itself - house, garden, furnishings and art works – as befits its State listing and through overshadowing and loss of privacy diminish its use for public enjoyment and as an educational resource. One of the first privately owned items protected under NSW government state legislation in 1981 (Permanent Conservation Order 0019) the cultural value of the place has long been recognised.

CAMELLIA HERITAGE: The world renowned collection of camellias, azaleas and associated plant material in the garden at Eryldene would be adversely affected by loss of the morning sun, it would threaten clean rain water, destabilize soil pH and damage natural drainage.

TREE CANOPY AND HABITAT: The large angophoras and iron bark trees, remnants of the native forest and part of the garden at Eryldene since it was first designed in 1914 would be badly affected by large excavations for underground car parking and the consequent diversion/interruption of the water table. The lack of tree canopy for this development is distinctly out of place and out of character with the area.

SUSTAINABILITY OF ERYLDENE: The scale of the buildings to the east would be detrimental to the privacy of Eryldene's lawn tennis court and cancel Eryldene's ability to hire that space for private events: an essential source of income for the ongoing maintenance and the presentation of Eryldene's public programs.

Council's proposal for the respectful redevelopment of the area near Gordon railway station under TOD policy reinforces the NSW Government's responsibilities for its State Heritage Listed items: it provides a respectful setting for the enduring heritage value of Eryldene house and garden and it allows for new development around it of low to medium scale, taking up unused large garden space of many of the existing houses to provide denser modest scale dwelling units and allows this state national icon to continue to be enjoyed by Sydney's ever growing population.