

Help Save Gordon from Overdevelopment!

Dear Neighbour,

We are furious to advise that the proposed 7,000+ sqm development on Burgoyne Street, Burgoyne Lane, and Pearson Avenue, Gordon, by Develotek Property Group, featuring **multiple ill-planned 8-storey towers, over 100 apartments, and nearly 200 parking spaces has now been formally submitted for approval by the State as a 'State Significant Development' (SSD - 82395459).**

This proposal is a **manipulative and opportunistic attempt** to exploit affordable in-fill housing and TOD planning legislation to have excessive and overbearing high-rise apartment towers fast-tracked for approval, aimed at emotionally targeting the Government's housing supply and affordability angle as the imperative for its approval.

This proposal blatantly ignores critical planning principles and the Council's own Preferred Alternative Scenario, which **specifically protected this site from development**, due to the heritage significance and value of the surrounding area, together with the site's biodiversity value.

You help is critical! At least 50 formal objections to the State are required by Thursday, 12 June for this proposal to be referred to the Independent Planning Commission for a fulsome and comprehensive review by an Independent Panel of Commissioners, including likely meetings with stakeholders (including the Community), potential site inspections, public meetings, and public hearings.

Let's ensure the State fully appreciates the Community's concerns (compared to a few neighbouring properties).

Objections must be lodged through the NSW Planning Portal. To do this, search for this project using 'SSD - 82395459' at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission' (noting you will need to create a user account). Multiple submissions can be made per household, reflecting individual perspectives.

Help is available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step guide or you can contact Delia Galao on (02) 9995 5041 or Service NSW on 1300 305 695.

To help support your objection to this submission, below is an outline of key issues to note:

- × **Misleading and Disingenuous:** The proposal is **littered with errors, misleading statements, and unsubstantiated generalisations** biased in favour of the development, with justification purposely centred on housing supply as the imperative for its approval (with undue regard for critical planning considerations).



Towering Over Gordon: The excessive height and footprint of **this 'mini-city' is disproportionate and excessive to the surrounding low-rise streetscape and heritage context.** TOD building heights are breached, visual privacy implications materially downplayed, overshadowing significantly understated, setbacks grossly inadequate, unacceptable transition impacts given surrounding low-rise residential footprint.

Poor-Quality Design: The design reflects a poorly designed box type structure across two towers, unsympathetic to the surrounding local heritage character, with a **focus on maximising density and the Developer's profit.** What is proposed is an abrupt and jarring interface between high-rise apartment blocks and existing low-rise dwellings (both adjacent, immediately opposite, and directly behind the proposal), with no consideration for visual harmony, privacy, or heritage cohesion.

- × **Environmental Destruction:** **62 trees alone will be destroyed (>50% of trees on-site)**, including many native, mature, and exotic trees dating back to Federation, eradicating our precious tree canopy and vital wildlife habitats, contradicting the Council's commitment to environmental preservation of this site.
- × **Inconsistent with Ku-ring-gai Council's Preferred Alternative Scenario:** The proposal overtly ignores key planning principles and Council's scenario which **explicitly excluded this site from development**

due to the surrounding heritage significance and value of the area, together with the site's specific biodiversity value. This has been **strategically ignored** within the Developer's proposal.

- × **Ignores Heritage Significance and Value of Existing Location:** The proposal fails to have proper regard to its impact on the existing heritage value and significance of the area (being one of the earliest settlements in Ku-ring-gai dating back to the 1830s). The development is justified through the Developer's "perceived view" of the "future desired density" of the area, however has a **blatant disregard to surrounding heritage homes and the Gordondale HCA** which the State has earmarked for preservation.
- × **Lack of Appropriate Community Engagement:** Gross failure of the Developer to undertake ANY meaningful community engagement (**breaching DPHI's Social Impact requirements**) to properly respect and address the concerns of the local community and appropriately assess the social impact of the proposal (i.e. no community webinars, no community briefings, emails ignored, enquiry line not provided).
- × **Traffic Nightmare:** The development will worsen the already congested Pacific Highway entry point, with the **proposal fancifully claiming there will be no impact** on the surrounding traffic network.
- × **No Community Benefit:** The proposal offers **no improvements to local amenities or benefits to the local community**.

Please copy your objections to Ku-ring-gai Council (councillors@krg.nsw.gov.au) and our MP Matt Cross (davidson@parliament.nsw.gov.au).

Let's protect Gordon's beauty and heritage together!

Sincerely,

Your Concerned and Caring Neighbours