

I am the owner and resident of an apartment in the local area and I am writing to formally object to the proposed amendment to the development at 46-52 Nicholson Street St Leonards, where the developer wants to add an additional 7 floors and 270 more apartments.

I object to this proposed increase in building height and density as there will be several significant and unacceptable consequences should this proposal be approved. These include:

- How can any individual ever have confidence in relying on the NSW Planning System to make major financial and quality of life decisions, when the local community had every reason to believe this development at 46 to 52 Nicholson Street was finalised in February 2025? Works on this site have commenced and to have the matter re-opened at this late stage is totally unfair and unacceptable.
- Many residents will suffer a significant depreciation in the market value of their homes. Purchasers have relied on information clearly indicating the building would be a height of 174.95RL and approximately half as many apartments. Approving this proposal will be unfair and erodes public trust in the NSW Government. This materially changes the environment that purchasers relied upon in making significant financial and lifestyle decisions.
- Very tall apartment blocks should be built only on the Pacific Highway. Nicholson street is a very small road and not suitable for such a tall building. A height increase of this magnitude is out of scale with surrounding buildings, except those which have direct frontage on the Pacific Highway.
- The extra floors will cause significant overshadowing of neighbouring homes and loss of sky. The reduction in natural sunlight makes homes darker, depressing and is not good for people's wellbeing.
- If the proposed height increase is approved it will intensify wind tunnels on the street, in nearly public spaces and on residence balconies.
- The privacy of living spaces of nearby residents will be severely compromised.

Whilst I appreciate the need to provide affordable housing, this proposed development significantly increasing the height and density will harm the wellbeing of too many people and fails the public interest test.

Kind regards

Ali Finnegan