

Attention: Jordan Faeghi, Coronation

Project: SSD-88113706 at 46-52 Nicholson Street and 59-67 Christie Street, St Leonards

Date: 16 January 2026

The following response is provided by Caroline Anthony, Associate Director Community and Stakeholder Engagement, for inclusion in your SSDA Response to Submissions for 46-52 Nicholson Street and 59-67 Christie Street, St Leonards (SSD-88113706).

Community and Stakeholder Engagement Response

Gyde Consulting provides community and stakeholder engagement services for a wide range of statutory and strategic planning matters such as State Significant Development Applications (SSDA), planning proposals, urban design and master planning projects, public hearings and strategic planning processes. We have extensive experience in designing and delivering robust community and stakeholder engagement programs for successful SSDA projects.

Gyde Consulting was contracted by Coronation to deliver a community and stakeholder engagement program for SSD-88113706 at 46-52 Nicholson Street and 59-67 Christie Street, St Leonards, in line with the requirements of the NSW Government Undertaking Engagement Guidelines for State Significant *Projects* (March 2024).

It is our assertion that the engagement program for this project met all statutory requirements for state significant projects, and provided opportunity for community feedback to inform project development, as detailed in the Engagement Outcomes Report dated 20 August 2025, included in the SSDA submission.

Project requirements

The project SEARs issued 31 July 2025 included a requirement to:

- *Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.*

The engagement program was designed to ensure that the community and stakeholder engagement for the project met the requirements of the NSW Government *Undertaking Engagement Guidelines for State Significant Projects* (March 2024).

The *Guidelines* require the proponent to:

- *provide clear and concise information about the project and its impacts*
- *implement activities that encourage and facilitate participation*
- *report back on what was heard, what has or hasn't changed, and why*

Engagement must address the above requirements to ensure that the community has opportunity to access and respond to information about the project, and the proponent can demonstrate how the project has developed in response to community feedback. The engagement program for this project has successfully addressed these requirements.

Access to clear and concise information

A number of engagement methods were implemented to ensure that the community had access to clear and concise information about the project and its impacts, and a range of opportunities to provide their feedback to the project team.

This included:

- a dedicated page on the Coronation website at <https://coronation.com.au/our-places/st-leonards>
- a project flyer distributed within the local community, including information about the proposal and a link to the community survey
- a community survey available over a two-month engagement period, and
- an email inbox for community enquiries.

The engagement program was proportional to the scale of the project, tailored to the local community, and ensured that both immediately impacted site neighbours and the wider community had the opportunity to understand factual information about the project and provide their feedback.

Community engagement activities

Coronation website

A dedicated project webpage was established on the Coronation website. The webpage was live throughout the engagement period from 15 April 2025, and remains active to provide project updates and accurate information to the community.

The website includes artist impressions of the project, key features of the proposal, and up to date information about the progress of the project through the planning system.

Members of the community have ongoing access to the Coronation project team via the phone number and email address on the webpage, at any time.

Community flyer

A project flyer was distributed to 2,667 properties in the local area around the site on Tuesday 15 April 2025, including 2,235 residential letterboxes and 432 business letterboxes.

The distribution zone for the flyer extended up to 500m from the site location, with the distribution zone bound by the Pacific Highway to the north and east, River Road to the south, and Berry Road to the West.

The site is located within the Lane Cove LGA, in close proximity to the North Sydney and Willoughby LGAs. The distribution boundary was extended 500m west across the rail line to Berry Lane, to ensure that more Lane Cove residents had access to information about the project in their LGA.

The flyer was distributed by reputable provider Distribution and Display (DanD), with a GPS map of work completed provided below:



*Flyer distribution tracking, 15 April 2025.
Provided by Distribution and Display (DanD)*

The flyer included:

- a clear statement of the site location
- artist impressions of the proposed development
- factual information about what the proposal would offer to future residents and the local community
- information about the planning process, and
- clear information about how members of the community could provide their feedback or contact the project team.

Community members were invited to provide their feedback on the project, with the flyer providing a survey link with highlighted QR code, and email contact information for the project team.

Artist impressions of the proposed development were provided both on the cover of the flyer and internal panels, clearly indicating the proposed scale of the building, as well as the intended finishes, to ensure that the community could visually conceptualise the proposed development.

The flyer and generous distribution zone ensured that residents in close proximity to the site and within the wider local area had access to up-to-date information about the project, the community survey and contact information for the project team.

Community survey

The community survey was available for a period of two months from 15 April 2025 to 30 June 2025, accessible via the Survey Monkey link or QR code provided in the flyer.

While flyers were distributed to 2,667 residential and business properties in the local area, no completed surveys and no email enquiries were received by the project team during this time.

The community survey was also used as a tool to gauge the level of community interest in the project. A community drop in session was planned to be added to the engagement program if there was a high level of community response to the survey. As no response was received by the project team, the engagement program was closed.

Stakeholder meetings

A range of stakeholder meeting were undertaken including meetings with the Government Architect, Lane Cove Council, utility providers and the Department of Planning, Housing and Infrastructure. Project design was amended in line with feedback from key stakeholders throughout the engagement program.

In response to stakeholder feedback, further design consideration was given to items including:

- reduction of building height from 47 storeys to 36 storeys to minimise overshadowing impacts on Newlands Park in response to DPHI feedback
- consideration of the best use of the podium to provide improved amenity
- consideration of 'city starter' apartments within the podium for key workers, students and other residents.

Coronation has demonstrated a proactive approach to amending the proposal in response to stakeholder feedback throughout design and development of the project. Further details about design changes are provided in the Engagement Outcomes Report submitted as part of the SSDA.

Conclusion

The engagement undertaken in the development of the State Significant Development Application met the requirements of the NSW Government *Undertaking Engagement Guidelines for State Significant Projects (March 2024)*.

The engagement program was developed to provide the community with clear and accessible information about the project, and to offer a range of ways for the community to access information and provide their feedback to the project team.

The engagement program resulted in documented design amendments in response to feedback from key stakeholders.

The Engagement Outcomes Report provides a complete summary of the engagement undertaken, the level of community and stakeholder participation and how the project has responded to issues arising during consultation.

Yours sincerely,



Caroline Anthony
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Gyde Consulting