

Department of Planning, Housing and Infrastructure.

6th December 2025

Dear Sir/Madam,

Re: Build-to-Rent objection – 46 Nicholson Street, St Leonards, 2065.

I strongly object to this new proposal.

The originally approved RL175 already meets the Governments targets for increased housing, densification push, close to transport etc. 30 levels is huge for the position of this site. 36 levels is obscene.

To approve any higher (RL175) is not acceptable because every extra floor HURTS more NSW people in the surrounding buildings than the extra residents from this proposal.

Reliance on the St Leonards–Crows Nest 2036 Plan

The NSW Government's *St Leonards Crows Nest 2036 Plan* clearly set a **maximum of 30 storeys** for this site. Residents made major investment and lifestyle decisions relying on that published planning instrument.

The new proposal departs radically from that framework without providing compensatory measures, transition strategies, or a proportionate public benefit. This undermines the **legitimate planning expectations** of residents — expectations grounded not in assumption but in the State's own strategic plan.

A process that overrides an adopted planning instrument must demonstrate overwhelming public benefit, mitigation, or offsetting measures. None are provided here.

This is a one-directional value transfer from thousands of existing residents to a single private developer — created entirely through a discretionary change from the State, not by community need, infrastructure provision, or proven public benefit.

The extra height and density proposed will add to the current traffic issues. Failure to understand the flow of cars in and out of the surrounding area. With only one route out (ie Oxley St), there is a constant line up of cars in Nicholson Street, especially at peak times. In addition, Christie Street is one way – into the Nicholson St area & the traffic lights at Pacific Highway/Oxley St - do not allow for a 'green arrow' turning Right onto Pacific Hwy which causes traffic to build up.

Coronation's Community Engagement Report also claims that:
Flyers were distributed to 2,600 homes and businesses, and

A community survey was advertised and available for months

However:

- None of the five surrounding Strata Plans received flyers
- No Strata Committee Chair or Secretary was contacted (I am one of them)
- No Strata Manager for any of the five large residential buildings was contacted
- Not a single survey response was received — the developer then used this to conclude residents had “low concern”

This is a major failure of community engagement, and potentially a misleading representation to the Department of Planning.

We purchased our forever home with a very large mortgage based on the details in the St Leonards and Crows Nest 2036 Plan. It would be tragic for any consideration to approve the increased height in this development and deviate from your 2036 plan.

Yours sincerely,

Murray Davies