

TO: DEPARTMENT OF PLANNING, HOUSING & INFRASTRUCTURE

SSD88113706 - Objection to Clause 4.3 – Height of buildings to increase max building height from reduced level (RL) 174.95m to RL 197m.

**GROUP SUBMISSION – ON BEHALF OF 187 LOTS
AT 52 CHRISTIE STREET, ST LEONARDS**

As a Committee Member at SP57540 at Northmark (52 Christie Street St Leonards), I am making a group submission on behalf of 92 lots at Northmark and 95 lots at Shoremark (SP61234), to formally object to the proposal to increase the maximum building height from reduced level (RL) 174.95m to RL197m at 46–52 Nicholson Street, St Leonards. This is 22.05m higher than previously approved. While we support well-planned urban growth, the proposed increase in height and density is excessive for the context of this site and will have significant adverse impacts on surrounding environment, residences and local character. It will also impact on apartment market value.

1. Visual and Landscape Impact

The addition 22.05m would dramatically alter the existing streetscape and skyline. Nicholson Street currently presents a balanced mid-rise profile that transitions sensibly between the lower residential areas and the higher commercial core of St Leonards. Increasing the height beyond what was originally approved will create an abrupt and visually intrusive structure that dominates nearby buildings. The proposal fails to respect the established character or scale of the neighbourhood and will contribute to a canyon effect along the street, diminishing the open visual quality that currently defines the area.

2. Overshadowing and Loss of Sunlight / Market Value Loss

The increased building height will cause greater overshadowing of adjacent properties, particularly those to the south and southwest. The loss of morning and afternoon sunlight to nearby apartments, private balconies, and communal open spaces will negatively affect residents' quality of life. There will be significant market value loss. Public areas, including footpaths and small landscaped edges will also experience longer periods of shade, contrary to Council's planning principles to encourage sunlight access and accommodating streets.

3. Privacy and Overlooking

Additional upper levels will create direct sightlines into neighbouring apartments and private outdoor spaces. This will result in an unacceptable intrusion into residents' privacy and a sense of oppressive enclosure for those living nearby. The cumulative impact of multiple new developments in the area already places pressure on residential amenity; this proposal compounds the issue.

4. Environmental and Ecological Impact

The construction of additional storeys will further disrupt local bird habitats. The existing mature trees in and around Nicholson Street and neighbouring Christie Street provide food and nesting opportunities for native species such as lorikeets, magpies, and currawongs. Taller buildings reduce green canopy continuity and increase the risk of bird strikes on glass

façades, especially during reflective daylight hours. The proposal offers no meaningful offset or ecological mitigation measures.

5. Infrastructure, Traffic and Precedent

The area is already under considerable strain from recent developments, with increased traffic, parking demand and noise. Traffic congestion will significantly increase as the result of this development and impact on residents as well as refuse removal, service providers, couriers, and meal deliveries. Wind tunnels will be exacerbated. Allowing additional height at this site sets a precedent in surrounding lots, undermining existing planning controls designed to balance density with living quality.

6. Infrastructure Submission

A submission on Infrastructure Development Plans by local council and NSW State Government to support this and future developments should be required to accompany Development Proposal with impact on utilities, transport, education, medical facilities etc.

7. Lack of Consultation and Loss of Public Trust

There was a lack of consultation regarding the proposed significant increase in height and number of apartments prior to the release of the SSDA. The community believed details pertaining to this development had been finalised. Adverse action at this late stage would damage and destroy public trust in the Department of Planning, Housing and Infrastructure.

Conclusion

In summary, the proposed height increase is inconsistent with the character, environmental values and amenity expectations of St Leonards. It would cause oppressive visual dominance, overshadowing, reduce sunlight, privacy loss and ecological harm without clear community benefit. There will be a severe wind tunnel effect. It will cause significant strain on traffic congestion to residents and services as well as loss of public trust from lack of consultation. Submission on infrastructure development plans by local council and NSW State Government supporting it and future developments should be required to accompany this development proposal: utilities, transport, education, medical facilities etc.

We respectfully request that Council refuses the application in its current form and uphold the existing height limits for this site.

We trust that Council considers the weight of this objection submission – on behalf of the 187 lots at 52 Christie St, St Leonards (Northmark - 92 lots; Shoremark - 95 lots). Signatures of owners and residents supporting this objection are available on request.

Yours faithfully,

Louise Keller

Committee Member, Northmark SP57540 & on behalf of Shoremark SP61234

Unit 19, 52 Christie Street, St Leonards NSW 2095

0414 949 671

louisekeller@gmail.com

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