

NICHOLSON ST BUILD TO RENT (SSD-88113706)

I OBJECT to this Nicholson St SSD. Approval would permit gross over-development of this site and harm more NSW citizens that it provides new dwellings for.

I do not live in the St Leonards area however my family lives in St Leonards Square so I visit regularly and am very familiar with the precinct.

Other residents' submissions will go into more detail however I wish to provide the following comments and reasons:

1. The currently applicable maximum height RL175m and density FSR 15:1 controls for this site have been determined and retained by local and State planning authorities 5 times in the past 5 years. Submitted at a minute to midnight, given works on the site have commenced, this proposal is opportunistic. It is not based on good planning principles and would result in a structure that will, in its position surrounded by other residential buildings, dominate the precinct with its size and bulk.
2. Published planning principles dealing with appropriate height transitioning from the Pacific Hwy have been abandoned by this proposal. They provide equity in the sharing of light, views and amenity for successive buildings down the natural slope of the land here and were fundamental to establishing RL175m as the desired maximum height for the site. These principles should be retained.
3. A simple look around the precinct is all it takes to understand the impact on all neighbouring properties of a large building on this site. At RL175m impacts on the amenity and liveability of hundreds of people's homes will be enormous. However, at RL197m, a height increase of 22m equivalent to 7 storeys, I estimate another 100+ existing homes in surrounding buildings will be significantly directly impacted, with all those below RL175m degraded further. Adverse public impact on this scale should be intolerable to the State if not to the developer.
4. I understand that the very-nearby Telstra site will also be a BTR facility and is approved for 366 serviced and rental dwellings. This means combined with the Nicholson St site the two will add more than 900 dwellings adjacent to existing residential buildings themselves providing 2,000 dwellings. This is extraordinary density in such a small area and cannot provide a basis for a liveable and cohesive community. There does not appear to be sufficient infrastructure to sustainably support this.

I am a young adult and I understand the need for additional housing options. However, these options should be facilitated by the State in a way which doesn't harm as many existing adjacent residents as this proposal to increase height does. It should be rejected. The currently permitted 30 storeys of BTR accommodation on this site is already a lot and can be progressed without further delay or harm to the community, or loss of public trust in planning outcomes.