

32 Lavender St,
Lavender Bay. 2060
9 August, 2026

NSW Government Planning
Planner Julia Moiso

Dear Ms Moiso,

Re: SSD-86270706, 5 Blue St, North Sydney

My name is Ian Curdie, I live in Lavender Bay and have done since 1986. I am a retired accountant and I volunteer at Wendy's Secret Garden.

I am interested in this SSD because the present Zurich building casts afternoon winter shadows over my winter living room. I am also interested in how it will affect the Blue St Plaza, which sits between the subject site and North Sydney Railway Station.

There are many aspects of this SSD that I support. Repurposing the existing Zurich building instead of replacement with a taller tower is pleasing. Winter sunlight to neighbouring residences is largely retained. While there are some shadowing impacts, they appear to be manageable.

However, I am concerned with the re-zoning of the entire site to allow increased height, (to RL116), including what the public now knows as Blue St Plaza and the food outlets to the south that face the plaza. This plaza forms a vital link through the site, connecting the North Sydney CBD to the City of Sydney and harbour to the south. The present plaza is a valuable community space and it needs to be open to the sky above it.

I assume the re-zoning is to allow this present SSD to cantilever over the airspace of the plaza and Philips Lane to the south. It concerns me that allowing a re-zoning for the entire site might result in some future development covering the entire site, and thus eliminating the plaza and its overarching sky. This would not be in the public interest. Therefore, the rezoning of the entire site should not proceed.

I also feel that the present SSD overhangs the plaza too much. Some might be tolerated, say to bring the tower floorplate out to the present ground floor café space in the present Zurich building – about to the existing eastern columns.

If these concerns were satisfactorily addressed, I'd be able to support the SSD, but as it now stands, I need to register an objection.

Yours faithfully,

Ian Curdie