

**Submission by Residents Opposing Lavender Bay Overdevelopment
5 Blue Street, North Sydney – SSD-86270706**

9 August 2026

Dear Sir/Madam,

This submission is made on behalf of Residents Opposing Lavender Bay Overdevelopment (ROLBO), an incorporated association registered on 12 September 2025.

ROLBO was established in response to community concern following the declaration of a number State Significant Developments impacting Lavender Bay. We represent many hundreds of residents from Lavender Bay and adjacent suburbs.

ROLBO appreciates the opportunity to comment on the proposed redevelopment of 5 Blue Street.

At the outset, **ROLBO welcomes the significant evolution of this proposal.** In particular, we strongly support the decision to retain and adaptively reuse the existing Zurich building rather than demolish it and replace it with a substantially taller tower.

We consider this a far more sympathetic and sustainable response to this important site and its highly visible position at the junction between North Sydney CBD and the lower rise, heritage character of Lavender Bay. Accordingly, **ROLBO is commenting on, rather than objecting to, the proposal.**

There are, however, two aspects of the current scheme that we ask the Department and applicant to reconsider.

1. Cantilevering over the Blue Street Plaza

ROLBO is sorry to see the extent to which the proposed residential floors cantilever eastwards over the existing Blue Street Plaza.

The plaza is an important piece of publicly accessible open space at North Sydney Station. Its unusually open aspect provides expansive, iconic views towards Sydney Harbour and is enjoyed not only by the local community but by the countless commuters passing through North Sydney and visitors who make a dedicated visit to enjoy the view.

The applicant's plans show that the eastern residential floorplate would extend approximately 3.6 metres further towards the plaza than the existing building condition. The Architectural Design Report describes these eastern cantilevers as “essential to project feasibility”, allowing apartments to be oriented towards harbour views rather than directly towards 15 Blue Street.

We understand the applicant's desire to improve the amenity, outlook and privacy of the proposed apartments. However, this needs to be balanced against the amenity of the public realm below.

The cantilever will inevitably change the experience of this open-air space. What is currently an open plaza with sky and harbour outlook will, in part, have a substantial residential building projecting above it. In ROLBO's view, this risks creating a **“lid” over part of the plaza**, increasing enclosure and shadow and detracting from the sense of openness that makes the space valuable.

If there is an opportunity to reduce the extent of the eastern cantilever while retaining a viable adaptive-reuse scheme, ROLBO would be hugely supportive of this being explored. Even a partial reduction could preserve more sky, light, openness and outlook from the plaza while retaining the considerable benefits of the overall proposal.

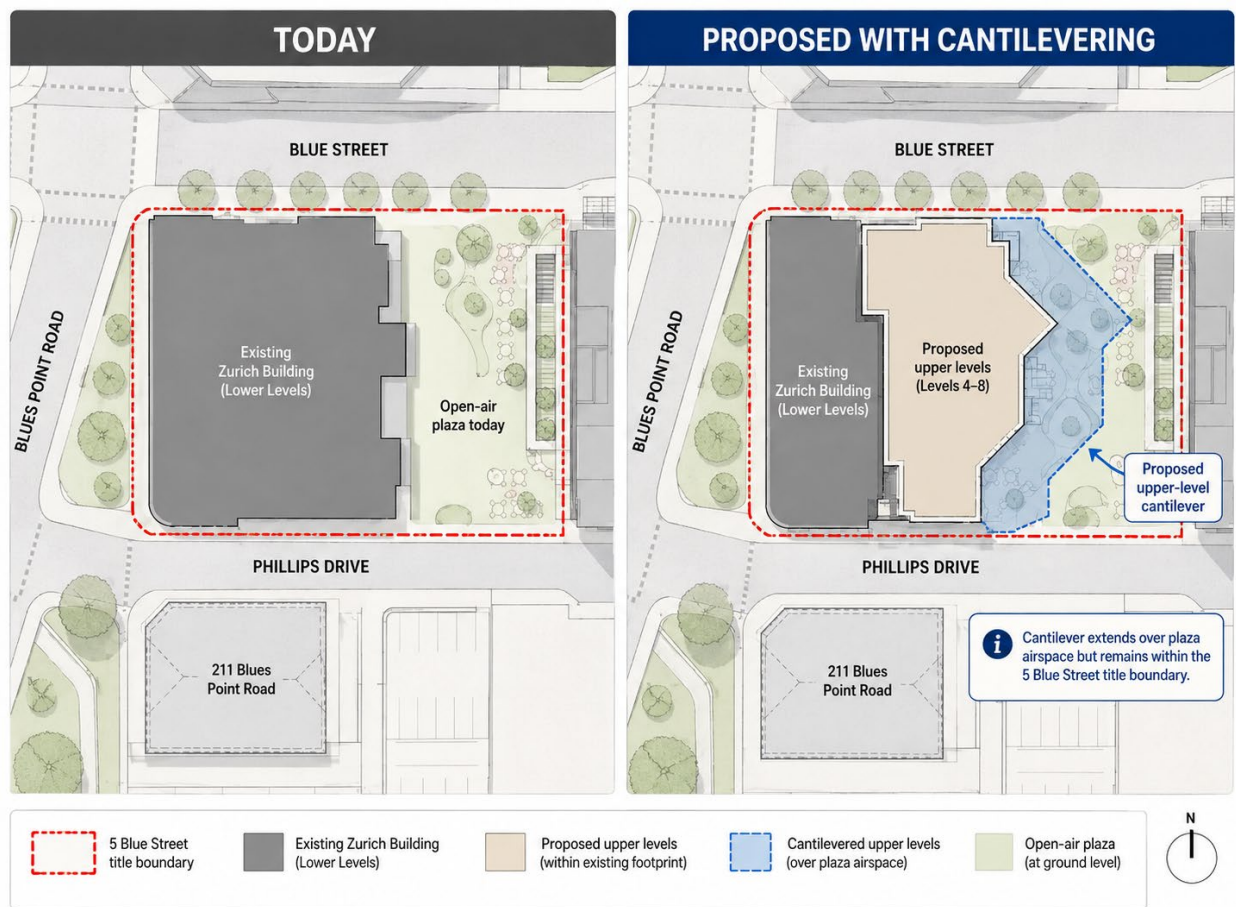


Figure 1: Indicative side-by-side illustration of the existing building/plaza relationship and proposed upper-level cantilever.

2. Proposed height uplift over the Blue Street Plaza

ROLBO also asks the Department to consider carefully the proposed change to the height controls applying to the plaza portion of the site.

The existing planning controls distinguish between different parts of 5 Blue Street. The applicant now seeks a substantially more uniform height control across the broader site.

We can understand that **some adjustment to the existing height control may be necessary to accommodate elements of the development actually proposed**, including potentially the eastern cantilever.

What we do not support is using that requirement to create **blanket additional development potential across the entire plaza**.

This is particularly difficult to reconcile with the applicant's own proposition that the Blue Street Plaza will continue as publicly accessible open space and will be enhanced as part of the development.

If an increase in the height control over a portion of the plaza is demonstrated to be necessary to accommodate the development ultimately approved by the Department, ROLBO would not oppose a **tightly defined amendment limited to what is actually required for that approved built form**.

However, we strongly encourage the Department **not to grant a broader height uplift over the balance of the plaza where that uplift is unnecessary to deliver the approved development**.

Doing so would confer development potential that is not required by the proposal presently before the Department and could facilitate a materially different development outcome for this important open space in the future.

Overall

ROLBO wishes to emphasise that these comments should be seen in the context of our **overall support for the significant improvement in the proposal**.

Retaining and repurposing the existing Zurich building rather than demolishing it for a substantially larger tower is a welcome outcome. It demonstrates that additional housing can be delivered in North Sydney through adaptive reuse without necessarily requiring wholesale demolition and dramatic increases in building height.

We simply ask that the same restraint evident in the decision to retain the existing tower be applied to the Blue Street Plaza.

Preserve as much of its openness, sky and harbour outlook as reasonably possible; minimise the extent of building cantilevering above it; and limit any change to its height controls to what is demonstrably necessary to deliver the development actually approved.

With those refinements, ROLBO would be strongly supportive of the direction the proposal has taken.

Yours faithfully,

Residents Opposing Lavender Bay Overdevelopment (ROLBO)