

5 Blue Street, North Sydney – SSD-86270706

9 August 2026

Dear Sir/Madam,

I live in Lavender Bay and care deeply about ensuring that development in and around our suburb is sympathetic to its character and protects the public spaces and harbour outlook that make this part of Sydney so special.

I support the revised proposal for 5 Blue Street. The decision to retain and adaptively reuse the existing Zurich building, rather than demolish it and replace it with a substantially taller tower, is a welcome change. It is a far more sympathetic and sustainable outcome for this highly visible site at the junction of the North Sydney CBD and the lower rise, heritage aspects of Lavender Bay.

I do, however, have two concerns with the current proposal.

1. Cantilever over Blue Street Plaza

The Blue Street Plaza is an unusually valuable piece of public open space. People emerging from North Sydney Station enjoy sky, light and expansive views towards Sydney Harbour. The proposal would extend the residential floors approximately 3.6 metres further over the plaza than the existing building. This risks putting a ceiling over what is currently a wonderfully open space, for the benefit of private apartments above. I strongly encourage the applicant to reduce the cantilever as far as reasonably possible and preserve the openness, light and harbour outlook of the plaza.

2. Height controls over the plaza

I am also concerned by the proposal to increase the height control across the broader plaza area. If a limited change is genuinely required to accommodate the development that is ultimately approved, it should be confined to exactly what is necessary. There is no good reason to create additional development potential over the balance of a public plaza which the applicant itself says will remain publicly accessible open space. Doing so risks enabling a very different development outcome in the future which would not only impact enjoyment of the space but create detrimental overshadowing of Lavender Bay.

Overall, I welcome the direction this proposal has taken. Retaining and repurposing the existing building shows that additional housing can be delivered without wholesale demolition and dramatic increases in height. I simply ask that the same restraint be applied to the Blue Street Plaza: preserve as much sky, light and harbour outlook as possible, minimise the building above it and do not create development rights that are not required for the proposal before the Department.

Yours faithfully,

Nicole Beavan