

32 Lavender St,
Lavender Bay. 2060
13 September, 2026

NSW Government Planning
Planner Julia Moiso

Dear Ms Moiso,

Re: SSD-88702457 Mixed Use development, MacKenzie St, Lavender Bay

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 of the deleterious intrusions this SSD will have - it will negatively affect my home and the local area and our shared residential amenity and established local character.

As a resident, I learned of this SSD by word of mouth from my neighbours – the applicant's community engagement did not extend to my building.

This project negatively affects the Lavender Bay Heritage Conservation Zone. I object to the overpowering height of the tower, which will harm the character of the Lavender Bay Heritage Conservation Zone and destroy the residential amenity currently enjoyed by my neighbours to its south. I would appreciate it if you, as the decision maker, would consider the following points:

- Overshadowing of homes and public parks.

Residents to the south of the proposed tower (in Wilona Ave and Lavender St), currently enjoy a northern outlook and sunshine. Current owners decided to buy their homes on the current zoning, which limits height to 12 metres. It is unreasonable to impose new ex-post conditions and rob existing residences of their sun and light. I'll also lose later afternoon winter sun in my north facing winter living room.

My neighbourhood is one of Sydney's most heavily settled, so our public parks are very important for the enjoyment of open space. This SSD will adversely affect St Peter's Park. Early morning summer sun into the park will be blocked by the proposed tower. Any building approved for this subject site must not overshadow our parks.

- Diminished view from public spaces

The applicant uses narrow field of view to gloss over the extent of the view lost from the Blue St Plaza and also St Peter's Park. The view towards the city from Blue St Plaza, which also has distant south westerly views to the limits of the Sydney basin will be dramatically reduced. The fine-grained relationship of settlement to the inner western harbour will be lost. This view is currently enjoyed and photographed by visitors to the plaza.

From St Peter's Park, the appreciation of the view of sky and through church lands is interrupted by the proposed tower block. See my own estimated effect in the images at end.

Please note also that the applicant's Appendix O "Visual and View Impact Analysis" is severely defective – page 19 of it, (3.6-3.9) is lifted from another study connected with the now operational Western Sydney

International airport. As such, the worth of this SSD and any claims made in its favour by the applicant must be questioned.

- Effect on Lavender Bay Visual Curtilage

The tower block diminishes the visual curtilage of Lavender Bay encompassing the Whiteley house when viewed from the south. This curtilage should be respected.

- Overbearing nature of the development.

The plan is overbearing. It makes no effort to be a good neighbour. There is no transition towards the existing one and two storey buildings to the south. Instead, the opposite is proposed with a building towering over its neighbours to the south.

- Traffic planning issues

The applicant's Traffic report selectively uses traffic data and simplistically asserts there will be no traffic issues. This is not correct. The community has commissioned its own traffic report which identified shortcomings in the days selected for traffic analysis, using data that wouldn't show increased traffic associated with the nearby Montessori school operations. Residents also know that tailbacks in Lavender St cause traffic to divert up Miller St and into McKenzie St as it seeks access to Middlemiss St. This SSD, with a car park access at the corner of Miller and MacKenzie will exacerbate local traffic problems.

The community's traffic report also identified insufficient driveway length provided by the SSD. A minimum length of 30m (5 cars) is required to be provided between the vehicular control point and the property boundary – the SSD only provides 16m.

- Effect on local businesses

Local businesses, particularly the Royal Art Society in Walker St which depends on street parking for members to drop off and pick up art works and for visitors to experience the gallery. Street parking availability will diminish as a result of this SSD, which reduces the current available spaces for parish purposes, forcing churchgoers onto the streets in search of parking.

- Heritage Considerations

There are a number of issues impacting Heritage features of the site.

- When viewed from McKenzie St, the proposed co living buildings to the north of the old church loom over the east/west ridge of the old church, diminishing appreciation of the old church and the importance of its spire.
- When viewed from Blue St Plaza, the new church extensions and co living buildings obscure the historic old church, diminishing its presence on the site.
- The "ecclesiastic axis" linking the significant religious sites from St Peter's Church through the St Francis Xavier site and onwards are interrupted by the imposition of the SSD tower block.
- Internally, the old church is changing, removing the traditional east/west nave, rotating the altar 90 degrees to the north. This diminishes the internal Victorian gothic features of the traditional east/west alignment.
- The effect on the important Stephen Moor *dalle de verre* (slotted/faceted thick stained glass) wall seems to have been overlooked. This northern wall of the 1960's church extension is considered a landmark achievement in mid-20th century Australian ecclesiastical art. Currently 28 panels, I can

see only 21 in the north wall of the new church. The balance seems to be moved to the hall to the west, undermining the artistic integrity of the whole.

- The old school hall is gutted – all that might remain is part of the perimeter walls, leaving only the barest outline of the old hall but without its historic texture. Given the new underground car park proposed to go underneath it, there would be danger of complete collapse of the old school hall during construction.

Some of these may be matters for the parish itself, for example, whether it respects or not the internal church layout and northern glass feature wall. However, the community's collective access to such unique historical works is important, and diminishing these also diminishes the site's potential appreciation by future generations.

- North Sydney LEP 2013 and TOD / LMR provisions

The area is currently zoned with a parliament approved Local Environmental Plan allowing a 12 metre building height limit. The Transport Oriented Development (TOD) and Low to Mid Rise housing (LMR) provisions permit 22-metre-tall residential buildings, which might seem reasonable given nearby public transport options. A building height of over 73 metres is totally out of line with the neighbourhood and is unacceptable. Any development must transition to its neighbours in a graduated manner.

I'm not sure retail premises are desirable south of the railway line.

- Through site public access

The applicant seeks to promote north / south access through the site. It must be said that the present public access from Walker/Miller/MacKenzie streets in Lavender Bay to the North Sydney CBD is poor, with steep unpleasant stairs at the Walker St end and an uninviting tunnel behind the church (under Philips Lane) and steep stair up to the Blue St Plaza, which is lockable and is in the domain of Zurich, and so, beyond the influence of the applicant in this present SSD. Neither of these are accessible to those who cannot walk, or are pushing a pram. A third option is to walk via St Peter's Park, a long way around, especially from the Walker St end. In theory, an accessible and visually welcoming link to the Blue St Plaza could be advantageous to the wider community. However, this application fails, as the stair and lift-accessible bridge link only reaches Philips Lane! A stair to nowhere! The applicant has not sought the cooperation of adjoining property holders in realising a tangible common good.

- Loss of "The Citadel"

The loss of "The Citadel" (211 Blues Point Road) is a pity as it is a unique survivor. It also offers real affordable housing. Any replacement building on that site (and that of the Xavier Terraces Retirement homes) ought to be contained within the shadow cast by the Zurich development to the north, so that no additional shadow is cast upon the 1 and 2 storey terraces to the south.

I hope that this planning proposal is rejected. I am not opposed to re-development but I am opposed to over-development. This proposal is an example of over-development. I would like to see a proposal that properly considers its neighbours and transitions down towards them, not up and away from them. I hope that once the problems aired above are answered, an alternative can be advertised.

Yours faithfully,

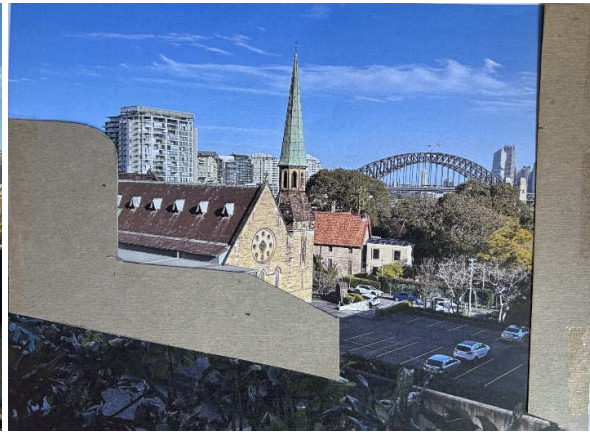
Ian Curdie

Supporting Images – as is - and with SSD (my estimate)

1. View from Blue St Plaza – panorama



2. View from Blue St Plaza – bridge view



3. St Peter's Park view

