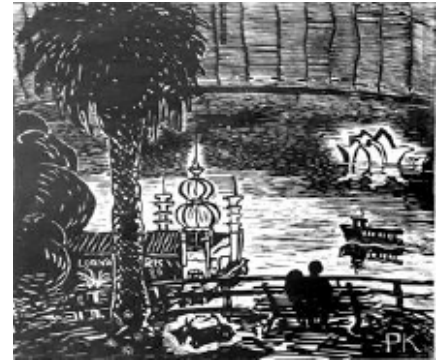


Department of Planning, Housing and Infrastructure
Housing Delivery Authority
Planner Julia Moiso
tel: 02 8289 6636

21 September, 2026



Sketch by renowned late local artist Peter Kingston

Dear Ms Moiso,

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

I am writing to you as Chair of the Lavender Bay Precinct, a group of interested stakeholders surrounding Lavender Bay who meet under the auspices of North Sydney Council. Lavender Bay Precinct represents a community of approximately 5,700 residents living in McMahons Point, Lavender Bay and Milsons Point, occupying almost 3,800 dwellings and comprising more than 1,500 families (ABS 2021 census data).

My name is Robert Stitt, and I am a long-term resident of McMahons Point. Neither Precinct nor I have made declarable donations to any political entity.

In summary

Lavender Bay Precinct is most concerned that this proposed State Significant Development (SSD) will have overwhelming negative effects on the locality and recommends it be refused due to unacceptable environmental, social and amenity impacts.

- **Over-development and Excessive Height:** The proposed 20-storey tower plus podium is incompatible with the surrounding built form and fails to transition appropriately to the neighbouring one and two storey terrace homes of the Lavender Bay Heritage Conservation Area.
- **Significant Overshadowing:** The development would cast extensive shadow over its neighbours to the south, reducing private amenity. St Peters Park would receive no early morning summer sun, reducing public amenity.
- **Traffic and Access Impacts:** Existing congestion would worsen, and on street parking would be harder to find. The proposal ignores busy times at the nearby Montessori school. There is inadequate driveway length. Pedestrian movements across MacKenzie St at Miller St are not considered.
- **Non-compliance with Planning Controls:** At approximately 73 metres in height, the proposed development is six times the existing 12-metre height limit and over three times the 22-metre TOD height limit. Such an extreme variation is inconsistent with the planning controls that apply to the site and undermines the integrity and certainty of the planning framework.

Overshadowing.

Dwellings

Residents to the south of the SSD (mainly in Wilona Ave and Lavender St) currently enjoy northern light and sun. Current owners made their decisions to buy based on the current zoning, which limits height to 12 metres. They chose the northern light. It is unreasonable to allow a rezoning and impose a new planning instrument which allows such a high tower directly to their north.

Parkland

As Lavender Bay Precinct is among the most densely populated areas in Australia and where a large proportion of residents live in apartments, protecting and enhancing parkland is particularly important because it provides the shared outdoor space that enables residents to maintain their health, wellbeing and quality of life.

St Peter's Park to the west of the SSD loses early morning summer sun, thus negatively affecting the public amenity currently enjoyed at St Peter's.

Overbearing.

The SSD is overbearing. It is in the Lavender Bay Heritage Conservation Zone. It makes no effort to be a good neighbour. There is no transition from the North Sydney CBD towers of Blue St down towards the one and two storey terrace homes to the south of the SSD, nor does it meet the Lavender Bay Heritage Conservation Zone. Instead, the opposite is proposed in this SSD with 20 storeys towering over its neighbours.

Heritage Concerns

There are a number of changes in this SSD affecting Heritage features of the site

The proposed co living buildings to the north of the old church loom over the east/west ridge when viewed from MacKenzie St, diminishing appreciation of the church and its spire.

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 SSD tower block.

Changing the traditional east/west nave and rotating the altar 90 degrees to the north may diminish the internal Victorian gothic features of the traditional east/west alignment.

The effect on existing northern stained glass church wall seems to have been overlooked. It is currently 28 panels; only 21 appear to remain in the north wall of the new church. The balance seems to be moved into the hall to the west, undermining the artistic integrity of the whole.

Some of these may be matters for the parish itself with little impact on the general public, but changing them may diminish the site's potential appreciation in the future.

Traffic Concerns

The applicant's Traffic report that accompanied the SSDA asserts there will be no traffic issues for this SSD to bother about. This is not correct. Busy times at the nearby Montessori school have not been considered. Residents 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.

Already scarce parking will become harder to find with this SSD, as it reduces on site church parking.

Current Zoning and Transport Oriented Development provisions

The area is currently zoned with a NSW gazetted 12 metre building height limit. Heights under government Transport Oriented Development (TOD) and Low to Mid Rise housing (LMR), permit 22-metre-tall residential flat buildings, which might have been reasonable given the close proximity to the transport hubs of North Sydney and Milsons Point. However, a building height of over 73 metres is totally out of line and unacceptable. The subject SSD is in the Lavender Bay Conservation Zone and any development must respect it – this SSD does not.

In conclusion

Lavender Bay Precinct recommends that this SSD be refused. Precinct is not opposed to re-development, but we are opposed to over-development. This SSD represents over-development. Precinct hopes an alternative that acknowledges the issues above can be readvertised for community input at another time.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robert Stitt', written over a horizontal line.

Robert Stitt KC
Chair, Lavender Bay Precinct
Email; lavenderbayprecinct@gmail.com