

23 September 2026

Secretary
NSW Department of Planning, Housing & Infrastructure
10 Darcy Street
Parramatta, NSW 2151

Attention: Ms Julia Moiso, Senior Planning Officer

Dear Secretary,



EMERITUS PROFESSOR JAMES WEIRICK
School of Built Environment

**State Significant Development Application SSD-88702457
1-3, 17-19 Mackenzie Street & 211 Blues Point Road, Lavender Bay
Mixed Use Development**

Thank you for the opportunity to comment on State Significant Development Application SSD-88702457 for a mixed-use development and concurrent rezoning proposal for eight allotments totalling 5,992 sqm at 1-3, 17-19 Mackenzie Street & 211 Blues Point Road, Lavender Bay, North Sydney proposed by St Vincent de Paul Society Housing Australia CHP.

I make this submission in my personal capacity as a resident of North Sydney Local Government Area.

I **object** to the proposal as an over-development of a highly sensitive site. The proposal is unacceptable in terms of height, bulk and scale, overshadowing impacts, and heritage impacts

SSD-88702457 is based on a concurrent rezoning proposal, which seeks to increase the North Sydney LEP 2013 height control on the subject site from 8.5m and 12m to approx. 73.5m (RL120), and change the zoning to R4 Residential High Density throughout.

The height, bulk and scale of the new tower and podium component of the proposed development is completely out of character with the adjoining Lavender Bay Heritage Conservation Area. It will diminish and demean this distinctive neighborhood, with its listed heritage items and significant contributory items.

In addition, the height, bulk and scale of the new tower and podium, located to the north of the Lavender Bay Heritage Conservation Area, will overshadow its building stock, imposing unacceptable environmental impacts on the amenity of the affected households.

The proposal is a gross over development of the subject site at 1-3, 17-19 Mackenzie Street & 211 Blues Point Road, Lavender Bay and fails on its merits. SSD-88702457 should be refused.

Yours sincerely,

Emeritus Professor James Weirick
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