

**Item No:** R7 Recommendation to Council  
**Subject:** **ADVICE OF THE WOOLLAHRA LOCAL PLANNING PANEL - PLANNING PROPOSAL - AMENDED PLANNING CONTROLS FOR RIDDELL STREET, BELLEVUE HILL**  
**Author:** Lyle Tamlyn, Strategic Planner  
**Approvers:** Anne White, Manager - Strategic Planning  
Scott Pedder, Director - Planning & Place  
**File No:** 22/54048  
**Purpose of the Report:** To provide Council with the advice of the Woollahra Local Planning Panel and obtain Council's approval to proceed with the planning proposal to amend the controls for 13-27 Riddell Street and 14-15 Buller Street under the Woollahra Local Environmental Plan 2014.  
**Alignment to Delivery Program:** Strategy 4.1: Encourage and ensure high quality planning and urban design outcomes.

**Note:** Councillor Shapiro declared a Non-Significant, Non-Pecuniary interest in this Item as Councillor Shapiro's daughter and her family live in Lennox Street, Bellevue Hill which is a nearby street. Councillor Shapiro does not believe it will affect her vote. Councillor Shapiro remained in the meeting, participated in debate and voted on the matter.

**Note:** Councillor Carmichael declared a Non-Significant, Non-Pecuniary interest in this Item as Councillor Carmichael is a resident of Bradley Avenue which is a nearby street. Councillor Carmichael does not believe it will affect his vote. Councillor Carmichael remained in the meeting, participated in debate and voted on the matter.

(Jarvis/Shapiro)

**9/22 Resolved without debate:**

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 24 March 2022, supporting a planning proposal to amend the controls for 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill under the *Woollahra Local Environmental Plan 2014* and that Council note that the Panel:
- (i) *Appreciated the comprehensive analysis of the proposed zoning changes as being appropriate and thoughtful for the future planning of Riddell Street and surrounding areas.*
  - (ii) *Noted that such planning proposals can take around a year for approval and encourage early engagement with the Department of Planning and Environment to facilitate approval.*
  - (iii) *Noted the quality and logical outcome of the Independent Planning and Urban Design Review completed by Studio GL and that the subsequent modest reduction in the total dwelling targets has been robustly justified against Ministerial Direction 6.1.*
  - (iv) *Notes the zoning changes will promote retention of the existing substantial tree canopy.*
- B. THAT the planning proposal, as contained in **Attachment 1** of the report to the Environmental Planning Committee of 4 April 2022, be forwarded to the Department of Planning and Environment with a request for:
- i. a Gateway determination to allow public exhibition
  - ii. it to be categorised as 'standard' as per the *Local Environmental Plan Making Guidelines 2021*
  - iii. no inclusion of savings or transitional provisions

- C. THAT Council request the Minister for Planning and Homes (or delegate) authorise Council as the local plan-making authority, to make the local environmental plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

*Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

**For the Motion**

**Against the Motion**

Councillor Carmichael  
Councillor Cavanagh  
Councillor Elsing  
Councillor Grieve  
Councillor Jarvis  
Councillor Price  
Councillor Regan  
Councillor Robertson  
Councillor Shapiro  
Councillor Shields  
Councillor Swan  
Councillor Witt  
Councillor Wynne  
Councillor Zeltzer

Nil

**14/0**

Unconfirmed