



Council Ref: 22/87924

10 May 2022

Mr M Cassel
Secretary
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Mr Cassel,

**Planning Proposal – Revised planning controls for
Riddell Street, Bellevue Hill**

The attached planning proposal seeks to amend the planning controls applying to 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill as follows:

- Rezone the subject properties from R3 Medium Density Residential to R2 Low Density Residential;
- Amend Schedule 1 – Additional Permitted Uses to permit residential flat buildings at 21-23 Riddell Street;
- Delete the floor space ratio standard applying to the subject properties;
- Amend the building height standard for the subject properties from 10.5m to 9.5m; and
- Amend the minimum lot size standard for the subject properties from 700sqm to 675sqm.

The planning proposal is submitted for a Gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act). As this is a matter of local significance, Council requests that the *Minister for Planning and Homes* authorise Council as the local plan-making authority, to allow it to make the local environmental plan under section 3.36 of the Act. Delegation to make the plan will be to the position of *General Manager*, and sub-delegated to the *Director of Planning and Place* as set out in Council's resolution dated 26 November 2012.

The proposed changes to the land zoning and associated controls have merit and are justified by a detailed, independent study prepared by Studio GL. The changes also align with relevant considerations under the strategic planning framework.

The Woollahra Local Planning Panel (Woollahra LPP) considered the planning proposal on 24 March 2022. The panel responded positively to the proposed changes, complimenting the rigour of the supporting study and the high level of detail that informed the preparation of the planning proposal. The Woollahra LPP also noted that the minor reduction in dwelling yield had been robustly justified against Ministerial Direction 6.1 (Residential Zones), and that the planning proposal would help preserve the existing tree canopy cover in Riddell Street.

Having considered the advice of the Woollahra LPP, on 26 April 2022 Council resolved to support the progression of the planning proposal, and submit this to the *Department of Planning and Environment* requesting a Gateway Determination.

Consistent with Councils resolution, we request that the planning proposal be progressed under the 'standard' categorisation. Should the planning proposal progress, we also request that no savings or transitional provisions are included.

The following documents are attached in support of the Gateway submission:

- Planning proposal dated April 2022;
- *Planning and Urban Design Review: Riddell Street, Bellevue Hill*, prepared by Studio GL;
- Report to the Environmental Planning Committee of 12 July 2021 (annexures removed);
- Report to the Environmental Planning Committee of 7 February 2022 (attachments removed);
- Report to the Woollahra Local Planning Panel of 24 March 2022 (attachments removed);
- Report to the Environmental Planning Committee of 4 April 2022 (attachments removed); and
- Council resolution to seek Gateway determination of 26 April 2022.

If you require any further information on this proposal please contact Lyle Tamlyn, Strategic Planner, on 02 9391 7145 or via lyle.tamlyn@woollahra.nsw.gov.au.

Yours sincerely



Anne White
Manager - Strategic Planning