

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-1663):** to amend zoning and development controls for land at 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill; and introduce 'residential flat buildings' as an additional permitted use on land at 21-23 Riddell Street, Bellevue Hill.

I, the Executive Director, Metro East and South, at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Woollahra Local Environmental Plan 2014* to amend zoning and development controls for land at 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill; and introduce 'residential flat buildings' as an additional permitted use on land at 21-23 Riddell Street, Bellevue Hill should not proceed for the following reasons:

1. Sufficient strategic or site-specific merit has not been demonstrated by the proposal;
2. The impact of the proposal has the effect of reducing the capacity for additional and diverse housing that suits current community needs in a location with good access to transport, services and facilities, which runs counter to the objectives in the council endorsed Local Housing and Strategy;
3. The proposal is inconsistent with:
  - a. the overarching strategic objectives and planning priorities for increasing housing supply and diversity in the right locations, as set out in the Greater Sydney Region Plan and Eastern City District Plan;
  - b. the Strategy 4.3 of the Woollahra Community Strategic Plan (Woollahra 2032) and Planning Priority 4 of the Woollahra Local Strategic Planning Statement, which seek to sustain diverse housing choices in planned locations;
  - c. the council endorsed and Department approved Woollahra Local Housing Strategy, as it does not seek to sustain diverse housing choice or maintain the existing medium density zones identified in the strategy, and will likely contribute towards reducing Council's ability to meet its medium-term housing targets;
  - d. Section 9.1 Ministerial Directions 1.1 Implementation of Regional Plans, 1.4 Site Specific Provisions, 5.1 Integrating Land Use and Transport and 6.1 Residential Zones;
  - e. the Government's objective for the planning system to boost the supply of new homes and housing affordability;
  - f. the NSW Premier's Priority to increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023; and

4. Land use matters which the proposed amendments seek to control are more suitably addressed by the Woollahra Development Control Plan 2015 and the development assessment process. A Development Control Plan allows greater flexibility for proponents and Council in applying appropriate development control provisions for specific development types.

Dated 17 October 2022

A handwritten signature in blue ink, appearing to read 'Amanda Harvey', with a stylized flourish at the end.

**Amanda Harvey**  
**Executive Director**  
**Metro East and South**  
**Department of Planning and Environment**  
**Delegate of the Minister for Planning and**  
**Homes**