

Professor Mary O’Kane AC  
Chair  
Independent Planning Commission NSW  
Suite 15.02, Level 15, 135 King Street  
SYDNEY NSW 2000

Dear Professor O’Kane

**Request for Gateway determination review (GR-2022-31) – Planning proposal to amend the planning controls for land at 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill (PP-2022-1663)**

I am writing to advise that the Department of Planning and Environment (the Department) has received a Gateway determination review request from Woollahra Municipal Council (Council) for the above planning proposal. Details of the planning proposal are summarised below:

<b>Dept. Ref. No</b>	<b>GR-2022-31</b>
<b>LGA</b>	Woollahra Municipal Council
<b>LEP to be amended</b>	Woollahra Local Environmental Plan 2014
<b>Address/ location</b>	13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill
<b>Proposal</b>	<p>The planning proposal (<b>Attachment Proposal</b>) seeks to amend the Woollahra Local Environmental Plan (LEP) 2014) by:</p> <ul style="list-style-type: none"><li>• rezoning the subject properties from R3 Medium Density Residential to R2 Low Density Residential;</li><li>• amending Schedule 1 ‘Additional Permitted Uses’ to permit ‘residential flat buildings’ at 21- 23 Riddell Street, Bellevue Hill;</li><li>• deleting the floor space ratio development standard applying to the subject properties;</li><li>• decreasing the maximum height of building standard for the subject properties from 10.5m to 9.5m; and</li><li>• decreasing the minimum lot size standard for the subject properties from 700m<sup>2</sup> to 675m<sup>2</sup>.</li></ul>

Council is seeking a review of the Gateway determination issued by the Department on 17 October 2022, which determined that the planning proposal should not proceed.

The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the Gateway determination should be altered.

The advice and recommendation should be sent via email to Ms Laura Locke, Director, Eastern and South Districts at the Department of Planning and Environment at [laura.locke@planning.nsw.gov.au](mailto:laura.locke@planning.nsw.gov.au).

The Department's justification assessment and recommendation report and supporting attachments are enclosed.

The Department's '*Local Environmental Plan Making Guideline*' provides advice on the procedures for the various stages in the independent review process. The guide is available on the Department's website at [planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning](http://planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning).

Should you have any enquiries about this matter, I have arranged for Ms Laura Locke, Director, Eastern and South Districts, at the Department to assist you. Ms Locke can be contacted on (02) 8275 1307.

Yours sincerely



**Amanda Harvey**  
**Executive Director**  
**Metro East and South**

2 March 2023