



New South Wales Government
Independent Planning Commission

TRANSCRIPT OF PROCEEDINGS

RE: GATEWAY REVIEW REQUEST - 13-27 RIDDELL STREET AND
14-15 BULLER STREET, BELLEVUE HILL (GR-2022-31) (PP-2022-1663)

COUNCIL MEETING

COMMISSION PANEL: WENDY LEWIN (Panel Chair)

OFFICE OF THE IPC: BRAD JAMES
NIMA SALEK

WOOLLAHRA ANNE WHITE
MUNICIPAL COUNCIL: LYLE TAMLYN
CR ISABELLE SHAPIRO
CR LUCINDA REGAN
CR NICOLE GRIEVE
CR MERRILL WITT

LOCATION: VIA VIDEO CONFERENCE

DATE: 1.30PM, TUESDAY, 14 MARCH 2023

TRANSCRIBED AND RECORDED BY APT TRANSCRIPTIONS

MS LEWIN: Good afternoon and welcome. Before we begin, I would like to acknowledge that I'm speaking to you from Gadigal land and I acknowledge the traditional owners of all the country from which we virtually meet today and pay my respects to their Elders past and present. Welcome to the meeting today to discuss the gateway review request for the planning proposal PP-2022-1663, seeking to rezone the properties at 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill from R3 medium density residential to R2 low density residential under the Woollahra Local Environment Plan 2014. It is currently before the Commission for advice.

10 My name is Wendy Lewin and I'm the Chair of this Commission Panel. We are also joined by Brad James and Nima Salek from the Office of the Independent Planning Commission. In the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded and a complete transcript will be produced and made available on the Commission's website. This meeting is one part of the Commission's consideration of this matter and will form one of the several sources of information upon which the Commission will base its advice.

It is important for the Commissioners to ask questions of attendees and to clarify issues whenever it is considered appropriate. If you are asked a question and are not
20 in a position to answer, please feel free to take the question on notice and provide any additional information in writing which we will then put up on our website. I request that all members here today introduce themselves before speaking for the first time and for all members to ensure that they do not speak over the top of each other to ensure accuracy for the transcript. Thank you. We will now begin. Are we beginning with Anne White? Is that the order?

MS WHITE: Thank you very much. Do I call you Commissioner?

MS LEWIN: If you wish.

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MS WHITE: Thanks very much. So for the purposes of today's presentation Lyle Tamlyn, our Strategic Planning Team Leader, has prepared a presentation to run through what we consider are some of the key issues. We will then hand over to our councillors who have joined us today. I would point out that one of our councillors, Councillor Witt, wanted to attend today but she appears to be having technical issues, Brad, so if she joins late I apologise but she's just - I've just got a notification she's in the wrong meeting room so we're trying to get that addressed.

MR JAMES: Sure. I'll keep an eye out.

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MS WHITE: Thanks, Brad. So, yeah, over to Lyle Tamlyn if - - -

MR TAMLYN: Yeah, thanks very much, Anne. Good afternoon, everyone. I'm Lyle as Anne mentioned, I'm the Acting Team Leader of our Strategic Planning at Woollahra Council. So I guess to give you some background to sort of start off our dialogue today, I actually have a presentation so I'll just share my screen now for that. All right. Terrific. Well, good afternoon. Today I'll be outlining council's position on this planning proposal and why we believe it should proceed.

10 In terms of the order for today I'll provide council staff comments on the agenda items before handing over to our councillors who will address the Commission. Afterwards we'd be happy to answer any questions you may have.

MS LEWIN: Thank you.

MR TAMLYN: So by way of background the proposal applies to 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill. It seeks to amend the Woollahra LEP to rezone the properties to R2, amend schedule 1 to introduce an additional permitted use of 21-23 Riddell Street, delete the FSRs, reduce the building heights from 10.5 to 9.5 metres, and reduce the minimum lot sizes from 700 to 675 square metres. So this
20 project is a place-based approach to planning. Its objective is to ensure that development is responsive to the constraints of each site and it's compatible with the desired future character of the area.

This is important as Riddell Street adopts a lot of scale development and is more aligned with the character of Lennox Street and Bradley Avenue pictured on the map on the right-hand side. Simply put, it is an inappropriate location to concentrate denser housing, which we're instead seeking to facilitate more suitable areas of the LGA. The context of this area was first discussed at the LPP meeting for the flat building currently under construction to 21-23 Riddell Street. This then produced a
30 notice of motion and council resolution, after which an independent study was commissioned by council. In doing this, council gave no specific guidance on the outcome and simply sought advice on the best practice approach forward.

This study was then strongly backed by the Woollahra LPP before being endorsed by council alongside the planning proposal. The site-specific mode of this planning proposal is evidenced through the planning and urban design review prepared by Studio GL. This study considered three scenarios and applied detailed site testing. The authors were highly experienced urban designed professionals who council
40 commissioned to give independent recommendations.

The study demonstrated that if existing controls were to be retained there would be an increase in car parking spaces from 41 to 101 and associated traffic volume impacts, a significant change in streetscape scale and topography with much higher levels of built form and significant excavation works. There will also be overshadowing impacts to surrounding lots and other amenity concerns such as view loss in key corridors. Additionally, there would also be a significant loss in tree canopy, particularly in the Bradley Reserve.

10 The study also noted the area subject to this planning proposal contains a topographic high point meaning that large development would be visually prominent from the surrounding area, thereby exacerbating its impacts further and the expected scale will also be detrimental to the landscape gateway that Riddell Street forms the surrounding low density residential areas. I also wish to read an excerpt from the LPP advice specifically on this study. “The Panel appreciated the comprehensive analysis of the proposal zoning changes as being appropriate and thoughtful for the future planning of Riddell Street and surrounding areas. The Panel also note that such planning proposals can take around a year for approval and encourage early engagement as part of the planning and environment to facilitate approval. The Panel also noted the quality and logical outcome of the independent planning and urban design review
20 completed by Studio GL and that the subsequent modest reduction in the total dwelling targets has been robustly adjusted by - against Ministerial Direction 6.1.” The members then go on to say, “The Panel notes the zoning changes will promote the retention of existing (not transcribable).” Yeah, so this feedback was from highly experienced professionals, this basically underlines the rigour of the study and how it held up to a peer review.

The proposal also aligns with key and local and regional strategic plans. Part 6 of the planning proposal extensively assesses it against the region plan, the district plan, the Woollahra LSPS, the community strategic plan, the LHS, and in doing so establishes
30 that the planning proposal is consistent with all of them and this is further detailed in a report provided to the Commission.

So now I’ll speak to the issues of housing supply and adversity. So firstly the planning proposal would have a negligible impact on supply. Studio GL in their report estimate a realistic loss of one dwelling per side or 10 dwelling in total. We submit this is a very minor loss in the context. Additionally, maintaining the R2 zoning will encourage the retention of dwelling houses and the development of dual-occupancies. Contrary to the position put forward in the gateway determination this will increase housing diversity.

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It's important to remember that 63 per cent of all dwellings in Bellevue Hill are already apartments and only 33 per cent are dwelling houses. We submit these dwelling types require protection to provide housing choice to residents. If Riddell Street was developed to contain more apartment buildings this would actually reduce the supply of dwelling houses and further increase their costs. This very issue is noted in the Woollahra LHS which highlights the fact that detached housing is the least common dwelling type and, therefore, requires a level of protection.

10 In the justification report submitted with our review request we established that the planning proposal does indeed comply with the directions cited in the gateway determination. Of particular importance we also wish to stress that the planning proposal does comply with direction 6.1 and the proposal complies with B as it's supported by an independent urban design study and it also complies with D given it covers a very limited area and will result in a very minor reduction of one dwelling per site.

20 The Department of Planning has also stressed that the land use matters are better addressed as part of the Woollahra DCP. We submit this approach is inconsistent with the New South Wales planning system. Land use permissibility is governed by environmental planning instruments such as the Woollahra LEP is only through amending such an instrument with the development of RFBs can be prevented in this portion of Riddell Street. It's also worth noting that DCP controls have limited weight and if a DA was submitted for a flat building the DCP would just be superseded by the Apartment Design Guide anyway.

30 So in summary, Studio GL's report provides robust justification in response to the issues raised by the DPE. The recommendations in this report were independently felt and not influenced by council staff. They are instead the best practice approach to planning that responds to local character and the planning proposal has strategic and site-specific merit and in our view it should certainly progress to public exhibition. With that, I'll now conclude the council staff submission and invite our councillors to address the Commission. Thank you.

MS GRIEVE: Shall I go first, Commissioner? It's Councillor Grieve.

MS LEWIN: Yes, by all means.

40 MS GRIEVE: All right. Thank you. Thank you for hearing us today, Commissioner. I was community rep back in - on the Woollahra Local Planning Panel back in 2019 when 21-23 Riddell reared - came before us. It was at that meeting that we - that we discovered the anomaly of this - the boundary between R2 and R3 and I think the

picture that Lyle put up, you know, a picture always tells a thousand words. If you look at that picture you can see that council has been very thoughtful in their process of the zoning and I think it was when I was on council previously we did a lot of this looking at the zoning that we put the R3 zoning along the major thoroughfares which are in this area, Bellevue Hill Road, Bellevue Road and Victoria Road. You'll see that - so they're all big lots, they're big roads, they can cope with the density to - the boundary should run along the rear boundary, not down the middle of the road because what we - what Lyle has pointed out is this is a particular area of very small lot sizes, very small buildings, very small, you know, often semis that with - with narrower roads, not suitable for the bigger - the main roads and to - the panel thought and recommended to council that they have a look at this and then there was subsequently a notice of motion put to council by some councillors.

So, you know, I was very pleased that that happened, that the planning panel's advice was taken and clearly council have taken it seriously, they've done the study, they've brought in an independent. I mean, this is what - this is exemplary planning process that we're being asked to do by the Department of Planning. We have been - you know, we're doing what we are told and what we asked to do and then we get rejected by the very - for doing the very thing that we've been asked to do and it's - it's quite frustrating, I have to say, from the councillor point of view and a staff point of view that we've done everything. This has taken a long period of time to get this done and we've done everything we've been asked and then we're still told no.

So, you know, what more can we do? Woollahra's not - you know, this is not an example of some rogue planning or, you know, just going ahead, this is actually very good strategic work and the - you know, the anomaly, the original anomaly of the divide and if you - I'm not sure if you've been on site, you will see that this R3 is going to create a completely disjointed character for this area and that is not good - you know, that's not good planning. So I commend the staff's work and I'm quite, you know, flabbergasted with the department that they could come back and without a genuine reason, you know, it's quite frustrating, is all I can say and disheartening when we are actually doing what we're asked and then still said no, it's almost like they don't want us to do it. So that's probably my contribution. I fully support everything that they've said but my basic premise is that the larger buildings, the bigger, wider roads that can handle this - are the main roads that we have identified and the boundary should've been along the rear of the properties which is the peak of the hill.

So, you know, on the Victoria Road side those buildings step up, whereas on the Riddell side they are sitting on top so they stand out and they should be - they should not be high because it actually will overshadow everything, whereas on the other two

main roads they - they step down. So that's my contribution and I will hand over to somebody else.

MS LEWIN: Thank you, Councillor Grieve. On the point of whether we have your question or comment regarding whether we've been to site, we did do a site inspection last week.

MS GRIEVE: Okay.

10 MS LEWIN: Which the notes which are now on our website - - -

MS GRIEVE: All right. Well, that's great.

MS LEWIN: - - - for you to access and understand how far we have been able to interrogate the existing context.

MS GRIEVE: All right. Thank you. That's great to hear. Thank you.

MS LEWIN: Councillor Shapiro, is it appropriate to go to you?

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MS REGAN: Commissioner, I was going to speak next if that's all right.

MS LEWIN: (not transcribable) Yes, of course.

MS REGAN: Yes. Thank you. So my name's Councillor Lucinda Regan and, look, I thank Lyle Tamlyn and Anne White for putting in this submission and I just acknowledge all the work that's gone into it. As Councillor Grieve has said, you know, this proposal was put together by an independent consultant, Studio GL, it went up an independent State Government planning panel and it's been endorsed by
30 council. So there is definitely a recognition - an independent recognition of the will of the council to strategically cater for its community, and as Councillor Grieve said that this has arisen due to an anomaly and it's an anomaly that council with its strategic planning has decided to address.

Now, just to also put this in context. I think that - and I'm referring to the letter from the Department of Planning on the 17th of October, '22 which sets out the reasons for its refusal of this planning proposal and I specifically - suppose I want to address - I find that letter, that response is quite perfunctory and it really didn't respond to the detailed work that was put in by the independent consultant and by the independent
40 State Government-appointed Woollahra Local Planning Panel. It was quite a perfunctory response but just going to one of their points, for example, 3C, the

Department of Planning has said that the council endorsed - sorry, this proposal does not seek to sustain diverse housing choice or maintain the existing medium density zones identified and will likely contribute towards reducing council's ability to meet its medium term housing targets.

Now, to put that into some context, Commissioner, as at 2021 Woollahra Council has exceeded its housing targets by over 300 per cent. So I just find that response quite, as I said, perfunctory and it does not understand the context in which we are operating and as Mr Tamlyn, Lyle has set out, it actually reduces housing diversity in this area. I mean, I'm heartened to hear that you've had a site inspection. As you'll see from Mr Tamlyn's also - slides the housing stock that we're talking about in this area aren't huge mansions on large blocks of land, they're a lot of little workers' cottages, semis that were built in the early part of this century to accommodate people wanting to live in homes, single-dwelling homes on smaller blocks of land in a cheaper fashion and I think that - as Mr Tamlyn's slide has said, over 60 per cent of the dwelling type in Bellevue Hill is apartments, residential flat buildings and we have a very small minority of this type of housing stock which is more affordable single-dwelling homes, which are in demand. And also to put it in context, the current residential flat building that was approved under the current zoning at 21-23 Riddell Street that Councillor Grieve has spoken to is a series of very high-end three to four bedroom apartments that are being sold for between 5 and \$8 million-plus.

So the housing stock that's coming in to replace this is not diverse housing stock, it's housing stock catered to a very specific niche market and so I would severely criticise that - that - that point of rejection from the Department of Planning. The other point of rejection from the Department of Planning is 3E which is that the proposal is inconsistent with the government's objective for the planning system to boost the supply of new homes and affordable housing.

Now, as I just said, the housing that's been put in is not affordable housing. The housing that exists is affordable housing and it is diverse housing and it gives people a choice of having smaller single-dwelling homes for a more affordable price entry in this area and what it is replaced with is not affordable housing. So I - that is just - that response from the Department of Planning just has no - has not considered at all the current context of this site. And then the other thing I would say is, apart from being over 300 per cent over housing targets, which I note has been reported at the time in 2021 we were the only council to have over-delivered against our housing targets, we also with the current projection of our current GAs that have been approved we're also on target to exceed our current targets by over 300 per cent. So I just - this whole argument that you need to have the extra dwellings in this area to meet housing targets is quite perfunctory and it's superfluous and it is not correct. As Mr Tamlyn has said

in his presentation, we're talking - and as was highlighted in Studio GL, the independent consultant's report, the increase in density of dwellings that has been modelled on this scenario if the zoning was to stay is only about - it's between - is only about 23 dwellings and those dwellings are likely to even be further reduced because they're not likely to be one and two bedroom apartments, they're likely to be three and four bedroom apartments. So we're talking perhaps about 10 extra dwellings, very high-end luxury that is not going to increase housing affordability here and is not - and is going to have a severe impact on streetscape.

- 10 The other point that was made and this is the last point I make in this letter that came from the Department of Planning on the 17th of October in their point 4 is for them to say to council that land use matters which is proposed amendment seek to control the more suitably addressed in the Woollahra Development Control Plan. Well, we all know that that's just a complete anomaly and throwaway line. The Development Control Plan is overridden every five minutes by everybody.

- It's the LEP that sets our targets, it's the LEP that sets our density, it's the LEP that sets our zoning, and if we're being asked by government to strategically look at our area to come up with a local housing strategy which we have done and to look where
20 we can put density and where we can accommodate density, where we can still preserve diversity housing, where we can still preserve streetscape and amenity then this - I just can't understand this line, it just completely disrespects that process and it doesn't have any regard to what process we've actually been through to present a whole lot of arguments.

- And, you know, also there are state environmental planning policies that constantly override DCP and even our LEP. And one of them, for example, that's used constantly in our area is the housing SEPP for seniors housing which is basically where you could put a residential flat building in any R2 zone and we're seeing more
30 and more of this coming to our area where again there are luxury flats being built and it's not contributing to diversity and it's eroding even current R2 zoned areas.

So, you know, you really need to consider this in the overall context and I just find that Department of Planning response was perfunctory, to say the least, and was not responsive to the issues that we're looking at and strategically trying to address in our community. So thank you.

MS LEWIN: Thank you, Councillor Regan. Councillor Shapiro. We welcome you to talk.

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MS SHAPIRO: Thank you, Commissioner. So I am a fourth-term Bellevue Hill councillor and I'll try not to repeat what my fellow councillors have said. I think most of the points have been covered but - excuse me. As we've noted, Riddell Street is on a ridge at the high point in the junction of Bellevue Hill North and Bellevue Hill South precincts and the division between the two goes down the middle of the street with the north side being low density and mainly one- to two-storey diverse homes, and many of them are one storey. So we really need to consider the impact of any future developments on both these - the characters of both these precincts.

10 This is a particularly leafy part of Bellevue Hill, as you would've seen in your site inspection, with an above-average canopy compared with the wider LGA, and much of this would be lost if there were further medium density developments. A lot of the homes in this diverse area have land - have large front setbacks with landscaping and mature trees in those front gardens and these would be lost if they were to be developed into apartments, medium density. Excuse me. So as has been mentioned, the homes are diverse because there are so many small lots and the small lots contribute to this diversity and they're very - very, much in style.

20 So while it is partly a ridge it's also undulating and slopes down to Victoria Road, as Councillor Grieve has noted, and the view corridors - excuse me, I might just sip some water, excuse me. And the view corridors would be lost if there were further developments and this is really - now that 21-23 has been fully developed and it's clear out of character with the area. It's at the top of the ridge, you can see it from all over, it stands high, loss of character, loss of trees and completely out of character with it surrounds.

30 What we're requesting in the zoning to R2 is not for the entire Riddell Street but just from 13-27, obviously with 21-23 remaining with existing use rights. And the reason we haven't looked at and requested 1-11 to rezone is that - and this was noted in the report by Studio GL - 1-11 are very, very small lots, most of them are semis and they would be very, very unlikely to ever be developed because you - it would literally - you would have to buy the whole lot. So if we didn't rezone 13 onwards and they remain medium density we would have this anomaly that you've got the Bellevue Hill shops right next to the - so the commercial centre right next to 1-11 which are all very small lots, small houses and then you would have the remaining part of Riddell Street which we are asking now to rezone to R2 because otherwise that would be a complete anomaly, like a small area between the two, the commercial and the medium density.

40 The other issue is when there are developments there's always excavation for parking and this will modify the land form of all the surrounds. So really is the loss of streetscape character, loss of trees, the impact on the existing character, the loss of

trees in the front setbacks, existing impact on the view corridors. As has been mentioned, this is a local road, a small local road which is completely in appropriate for the larger developments and now - as we've said, now that we've got the example of 21-23 Riddell, which really is completely dominant of the area, it is clear that the impact on the street is devastating and we certainly do not want it for the remainder of the street. It's an important part of Bellevue Hill, diverse land, diversity of buildings and mature trees. So - and has been mentioned, this is really best - in our opinion best planning practice that when we are aware of a problem we do our best to address it and certainly there is plenty of medium density in the other parts of Bellevue Hill and I'll leave it at that.

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MS LEWIN: Thank you, Councillor Shapiro. Anne White, would you like to add to the conversation?

MS WHITE: Thanks very much, Commissioner. No, I think that the main points from council have all been addressed with the presentation and then with the council's concerns.

MS LEWIN: I had just a few questions, some of them have been addressed in your presentation. Okay. So Councillor Witt is present just now so, Councillor Witt, would you like to make a presentation to the Commission?

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MS WITT: No, I just came in in listening mode but I would just like to support all the comments made by the councillors.

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MS LEWIN: Thank you very much. Well, as I was saying, I have a few questions, some of the areas of the questions have been covered so I will just put a few of them out there to you. Some of them are to do with strategic planning or council's strategic planning assessment processes. Look, specifically for the application that went to appeal for 21-23 Riddell Street and the mediation and conciliation conference that was had with the - and LEC was any progress made in constructively resolving any matters that were of broader ongoing significance to council for your future consideration of development within the two zones? Understanding that this was from your presentation the development that triggered this proposal but were there any significant matters that came from that conciliation meeting that were beneficial?

MS WHITE: So through you, Commissioner, I might jump in on that one.

MS LEWIN: Yes.

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MS WHITE: The strategic planning team were not part of that court case, we're not part of that conciliation. You mentioned earlier that if we don't have the information we can report back to you.

MS LEWIN: Yes.

MS WHITE: So I'm not sure what discussions were had with the developer in terms of that mediation; however, I can't imagine that there would've been many conversations because at that point we wouldn't have had these amendments in train or because as Lyle mentioned we went out to an independent urban designer and with a blank sheet and said what is your recommendation for the site? So we wouldn't even have had draft planning controls that were put together at that point. So there would only have been a discussion based upon what the current planning controls are that apply to the site but I can certainly follow that up and see if there was any greater conversation with them but I think it's unlikely.

MS LEWIN: Thank you. So prior to this current LEP as the functioning instrument were the current boundaries for the R2 and R3 zoning Bellevue North and South precincts exactly as described as they are now or were there differences? What's the history of the zoning of the R2 and R3 precincts that we're talking about?

MS WHITE: So when we prepared the now Woollahra LEP 2014 there was fundamentally a translation approach. We didn't go down every street lot by lot reviewing the application of all the planning controls. So in general sense it was a translation from the existing controls that existed in 1995.

MS LEWIN: Right. Well, that's a very direct answer to my question and good to know. And since then council - has council had any cause to specifically identify small, let's call them sleeper areas such as Riddell Street?

MS WHITE: I'm sorry, I'm not sure I understand the question.

MS LEWIN: Since 2014 and the adoption of the current zoning has council had any reason via another development application perhaps to identify other areas such as Riddell Street as sleeper areas, areas that needed greater attention?

MS WHITE: So - - -

MS LEWIN: Or does council not look at - as a - in a progressive or non-reactive way, let's say? Does it not undertake its own studies?

MS WHITE: So as part of the housing strategy there's been a key focus on what is the local character that we want to protect. So we have a strong prioritisation of our heritage and our village characters which is part of this process but we do have a broader strategic approach is where is also appropriate for uplift. So if we want density where do we want to have it, and that's in mostly our centres, in particular Edgecliff, but we need to be mindful of the surrounding context, the heritage conservation areas. And when you consider that over 50 per cent of our LGA is either in heritage conservation or a heritage item that's a key - it's a key priority for us.

10 This is an area that we are aware needs greater attention and, in fact, when we had that meeting of the local planning panel they were very complimentary of the work that we'd done and suggested that more councils should be carrying out these fine-grained approach. It is unfortunately that we didn't get to it before the development application but this is where we're at now and we do have other projects that we need to progress in terms of reviewing these kinds of controls.

MS REGAN: Can I just jump in there too, sorry, Commissioner. A recent example that comes to mind where we have put through a rezoning proposal and which has been successful is to preserve some of our private recreational open space and so that
20 came up, for example, the Double Bay Bowling Club. So we are doing this as and when we can. We were also had asked staff to start working on local character statements when that was mooted by the government and quite a bit of work was done with that in addition with all our heritage overlays and heritage studies which took, you know, quite a bit of time and then the government's changed its - its tact on that and its policy. So we've been pivoting all the time with this and as I've said, you know, we were already exceeding dwelling targets so the development is going at a pace where we're sort of often trying to play catch-up or trying to look strategically but it's not for want of looking at in a holistic sense and as Anne said, we have recently looked at the Edgecliff Housing Strategy, the Double Bay Housing Strategy
30 and we're looking at this all the time. It's just that this had come up just - and the timing was unavoidable really but it's not something we don't do proactively and as I said, I recently - the Double Bay Bowling Club is a recent example where we've rezoned for - to preserve open space.

MS WHITE: And through you, Commissioner, another one that you've just reminded me of, Councillor Regan, thank you, is that we prepared some new FSR controls for our R2 density land because we recognise that the existing floor plate controls in the DCP are not an appropriate outcome and Lyle has been working on that project for a few years now. It's been very long in the making and we went out and had incredibly
40 robust consultation on that one. So we do - as Councillor Regan said, we do have a proactive approach to strategic planning because a fundamental consideration and

priority for us is the protection of our low density zones and that density should be in the right location and we don't think that this is the right location.

MS LEWIN: Thank you. And just to remark on that, Buller Street is also under - from our inspection, is under development change itself. There is a three-storey apartment building under construction next to number 15, I think. So we are cognisant of the changing nature of this part of the precinct because we - and we realise that there are these sorts of imperatives that are play for the community and for council to resolve and on that note, could you provide us with an understanding of how you may or perhaps not undertaking consulting process with likely possible affected landowners within this proposed zoning area?

MS WHITE: So through you, Commissioner, as we do with all our consultations we would be notifying every affected owner with the change in zoning. We also have a - we identified an area around that and we notify all the residents surrounding that might want to make - provide consultation or provide feedback. We also engage with our key community groups and key business groups so I would anticipate that we would be notifying all the local groups there. We would be doing that via post so the rates notices for the owners but we also follow that up with a letterbox drop so that we make sure that if there's any issues with postage then we can also have notifications going in.

Lyle and I have had webinars where we can - our people can register to speak and attend those if they have any questions and we may, subject to how this progresses, actually have some form of pop-up. Those are usually very well attended and we get feedback directly from people in the area that may not live immediately but might want to have some conversations with council to understand and then encourage them to lodge a submission and, of course, we have our dedicated Your Say website which has very good feedback and opportunity for people to lodge submissions directly through our website.

MS REGAN: And, sorry, can I just jump in again.

MS LEWIN: Yes, of course.

MS REGAN: Yeah. A lot of this rezoning work - request for rezoning also - it's quite - it is - they are single-dwelling houses or semis but there's a very big community up there because there's very small streets and a lot of this request for us to have a look at it came out of a big community group up there too. So there were a substantial number of people in that community that asked us to look and do this work and that

was in Riddell Street, Bradley Avenue and Lennox Street. So it was in a response to sort of community request as well.

MS LEWIN: So, Councillor Regan, thank you. When was that community meeting?

MS REGAN: Well, there was community meeting that's happened a number of times. One was when the 21-23 Riddell Street DA was put forward and there's been constant communications with some of that group in relation to parking and traffic pressures. You'll probably notice from your site visit the end of Riddell Street turned and there's quite a narrow section. There's been constant discussion about the additional parking pressures and the site lines for turning in that area and that's been ongoing. So I suppose it started when the 21-23 Riddell Street development was proposed and approved and it's sort of been ongoing since then and, for example, our traffic engineers have agreed to go back to the area to relook at it once that development's completed and the construction traffic is gone but, you know, it is proximate to the little local public school so there are a lot of pressures on that area but it's ongoing. I hope that answers your question.

MS GRIEVE: I can also say that there were - my memory is easily 20 residents on site when we had our Woollahra Local Planning Panel site meeting. There were - there was a lot of - at least 20, I'd have to go back and see, we could see how many people spoke but there was - it was a very large group of residents, not just the normal one or two. So I can concur with Councillor Regan, it was - there is a big community there.

MS LEWIN: Okay. Thank you. Brad, Nima, do you have any questions from the office that you would like to put to the councillors?

MR JAMES: Wendy, do we have any questions about the usage of Bradleys Avenue Reserve at the end and - - -

MS LEWIN: Yes, we did discuss - discuss that.

MR JAMES: Okay. Sure.

MS LEWIN: Specifically on site. Ongoing whether the rezoning is changed or not, does council have a view on how the vehicular access is going to be managed to the last two houses on the ridge? It's currently a narrow driveway servicing two single dwellings, will that remain? Is the - is it an existing use right? How is that going to be resolved into the future?

MS REGAN: Can I just give you my thoughts on that? One of the - those has been very involved in this community precinct and that home has never had any street access for vehicles. I think that historically those houses at the end never had street vehicle access and I think that's one of the reasons they worry about that having had the R3 zoning because exactly your question is difficult to answer and I think as Councillor Shapiro's also said, a lot - often these developments of residential flat buildings involve severe excavation, like substantial excavation and that is a real issue on that corner of the Bradleys Reserve, but those two houses have traditionally never had access and that, my understanding is that they've been sold and people have been living there for a long time on that basis.

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MS LEWIN: So we noted that there was comment around Riddell Street originally proposed to link to Victoria Road and that obviously never happened. Is it intended that the park will be - there will be design uplift in terms of community use or will it always remain to be the resolution of the hill (not transcribable)

MS GRIEVE: Can I just - I can jump in there. That park has recently been upgraded. It used to have a very outdated metal slippery slide which my daughter loved but got burnt on several times because it was just fully exposed. It has been re-landscaped recently and one of the - it was a really nice long slide that you don't get anymore because they're dangerous, they - but one of the reasons for refusal for the 21-23 that the planning panel put in was that - that raised garden bed that what is essentially council land, it's the nature strip, it was considered to be heritage 1930s into war garden bed albeit run down now because the current owners obviously were not paying - and council had not been putting as much effort into it but it was - that was one of our heritage panel members single-backed garden bed out as a very important garden bed. It has now been trans - you know, cut in half with the access that they put into 21.

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21 and 23 - I think 21 didn't have vehicle access, only 23 had it and so - or whichever - so there were three or four - three - at least three houses that didn't have vehicle access and now having that cut-through what was a really beautiful garden bed has been lost. There is the potential always to upgrade the parks and council is going through a massive upgrade of our parks throughout the municipality. It has had a recent stair upgrade and - which you would've noticed and railing because it is a very busy pedestrian access where people - - -

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MS LEWIN: Yes, we did note that.

MS GRIEVE: Yeah, yeah. So the landscaping itself has had - had some attention. I'm not sure if there is a plan for anything more playground material going in there but it's always on the cards.

MS LEWIN: Okay. Thank you. Brad, before closing the meeting do you have anymore questions that you would like to put to us or - - -

MR JAMES: Nothing from me, Wendy.

10 MS LEWIN: Okay. Brad, would you be able to also outline the next steps in relation to information coming in, being set to the website and what happens in the next short period?

MR JAMES: Yep. Sure. So the transcript of this meeting will go onto our website in the coming days. So we keep that updated regularly as correspondence comes in. We're also meeting with the department this Thursday, be a transcribed meeting and that transcript will go on probably early next week. I think there were some questions on notice so, Wendy, perhaps after this we'll write to council by email just setting out what those questions were, if there were any.

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MS LEWIN: Yes.

MR JAMES: Yeah. Other than that I'm - council have my number if they want to discuss process but they're the next steps in this process.

MR TAMLYN: I'm sorry, may I - may I ask, in terms of, you know, the Commission providing a determination from this point is there usually a bit of a rough time frame or it just depends on sort of the caseload and that sort of thing?

30 MR JAMES: Wendy, do you want me to answer that?

MS LEWIN: Yes, indeed.

MR JAMES: So the request from the department ask that we provide advice on this matter within 35 days of receiving that. Yeah, so look, we try and meet those timeframes and if possible if we're tracking well it will - that advice will be provided earlier.

40 MR TAMLYN: Perfect. Thanks very much.

MS REGAN: I just want to say thank you very much and thank you for allowing us to speak freely and without time restraint. It's appreciated, thank you.

MS LEWIN: Thank you. Much appreciated.

MS SHAPIRO: Thank you for your time too.

MS LEWIN: All right. We shall close the meeting. Thanks again.

10 **MEETING CONCLUDED**

[2.20pm]