

SITE INSPECTION NOTES		
Project:	Gateway Review Request - 13-27 Riddell Street and 14-15 Buller Street, Bellevue Hill (GR-2022-31) (PP-2022-1663)	
Meeting Location:	Riddell Street, Bellevue Hill	
Date:	7 March 2023	
Time:	12:00pm	
ATTENDEES		
Commissioners:	Wendy Lewin	Panel Chair
Office of the IPC:	Brad James Nima Salek	Principal Case Manager Planning Officer

LOCATIONS AND KEY OBSERVATIONS

The Commission walked along Riddell Street, Lennox Street, Bradley Avenue, through Bradley Avenue Reserve, along Victoria Road and Buller Street and observed the following:

- The Riddell Street streetscape including the existing street tree planting and canopy cover and the street's topography;
- The existing dwellings at 13-27 Riddell Street their heights and boundary setbacks;
- The height, boundary setbacks, street view and vehicle crossovers of the new 3-storey residential flat building at 21-23 Riddell Street, -currently under construction;
- The streetscape and character of development along Lennox Street and Bradley Avenue which are adjacent to Riddell Street:
- · Bradley Avenue Reserve to the northeast of Riddell Street;
- Views to the Riddell Street ridgeline from Victoria Road from the base of Bradley Avenue Reserve and along the south east arc of the Victoria Road including partial views of 21-23 Riddell Street.
- The Buller Street streetscape including the existing dwellings at 14 and 15 Buller Street and an adjacent multi storey residential apartment building under construction

Meeting closed at: 13:00pm

Attachment A: Site Inspection Map (includes numbered locations for photographs in Attachment B)

Attachment B: Site Inspection Photographs



ATTACHMENT A: SITE INSPECTION MAP, INCLUDING PHOTOGRAPH LOCATIONS





ATTACHMENT B: SITE INSPECTION PHOTOGRAPHS

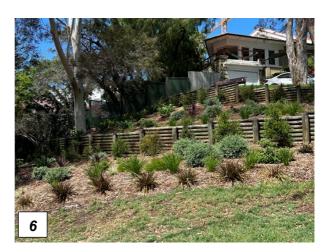














SITE INSPECTION IMAGES











