

# Riddell Street Planning Proposal

NSW Independent Planning Commission – March 2023





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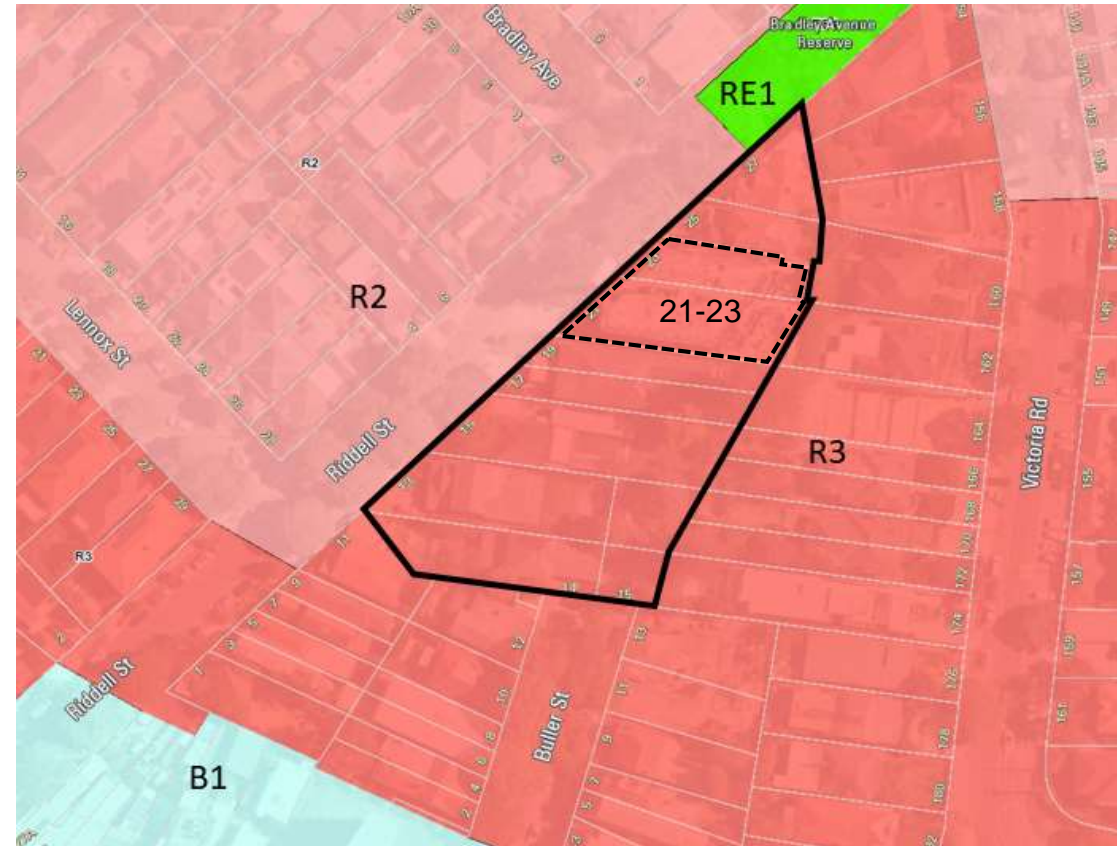
# Staff Submission



# Background



- 13-27 Riddell Street & 14-15 Buller Street, Bellevue Hill.
- Seeks to amend Woollahra LEP 2014 to:
  - Rezone the properties to R2 Low Density Residential;
  - Amend Schedule 1 – Additional Permitted Uses to permit residential flat buildings on 21-23 Riddell Street;
  - Delete the floor space ratios;
  - Reduce building heights from 10.5m to 9.5m; and
  - Reduce minimum lot sizes from 700sqm to 675sqm.



Existing Woollahra LEP 2014 zoning map



# Site Context



- Place-based approach to planning
- Ensure future development is responsive to constraints of each site, and is compatible with the desired future character of area.
- Riddell Street adopts lower scale of development, and is more aligned with character of Lennox Street and Bradley Avenue.
- Inappropriate location to concentrate denser housing.



*Map of surrounding street network*



# Strategic Planning Process



- Strategic context discussion facilitated by DA at 21-23 Riddell Street.
- Study recommendations developed independently, and endorsed by Woollahra LPP.



# Site Specific Study



- Study prepared by Studio GL.
- Demonstrated significant impacts under existing controls scenario, including:
  - Increase in car spaces and traffic volume
  - Change in scale and topography
  - Amenity impacts; and
  - Loss of tree canopy.
- Study area contains topographic high point, meaning higher development would be visually prominent.
- Expected scale detrimental to 'gateway' formed by Riddell Street.



*Expected development under 'existing controls' scenario*



# Advice from the Local Planning Panel



*The panel appreciated the comprehensive analysis of the proposed 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 with the Department of Planning and Environment to facilitate approval.*

*The Panel also noted the quality and logical outcome of the Independent Planning and Urban Design Review completed by Studio GL and that the subsequent modest reduction in the total dwelling targets has been robustly justified against Ministerial Direction 6.1.*

*The Panel notes the zoning changes will promote retention of the existing substantial tree canopy.*

Peter Wells	(Chair)
John McInerney	(Expert)
Sandra Robinson	(Expert)
Graham Humphrey	(Community Representative)



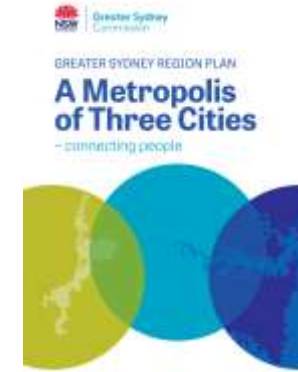


# Local and Regional Plans



Proposal aligns with key local and regional strategic plans. Part 6 extensively assesses the planning proposal against the:

- *Greater Sydney Region Plan: A Metropolis of Three Cities*;
- *Eastern City District Plan*;
- *Woollahra Local Strategic Planning Statement 2020*;
- Council's Community Strategic Plan *Woollahra 2030*; and
- *Woollahra Local Housing Strategy 2021*.



# Impact to Housing Supply and Diversity

- Negligible impact on supply. Studio GL estimate realistic loss of 1 dwelling per site, or 10 dwellings in total.
- Will encourage dwelling houses / dual occupancies and increase housing diversity.
- 63% of dwellings in Bellevue Hill are apartments and 33% are dwelling houses.
- More apartment buildings will reduce supply of dwelling houses.



*Existing Riddell Street streetscape, looking north*



# Consistency with Section 9.1 Directions



- Staff established the changes comply with all directions cited in the Gateway determination.
- Also complies with Direction 6.1, which requires planning proposals to not reduce permissible density, unless they meet the below:

- a) *justified by a strategy approved by the Planning Secretary which:*
  - i. *gives consideration to the objective of this direction, and*
  - ii. *identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or*
- b) *justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or*
- c) *in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or*
- d) *of minor significance.*

✓ Supported by independent urban design study

✓ Limited area and 1 dwelling per site supply impact

## Objectives

The objectives of this direction are to:

- (a) encourage a variety and choice of housing types to provide for existing and future housing needs,
- (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- (c) minimise the impact of residential development on the environment and resource lands.



# Site-Specific Land Use Matters and DCP



- DPE suggested that land uses matters are better addressed as part of Woollahra DCP 2021.
- Land use permissibility is governed by environmental planning instruments, such as the Woollahra LEP 2014.
- Staff submit this approach is inconsistent with the NSW planning system.
- It is only through amending such an instrument that the development of residential flat buildings can be prevented.



*Existing dwelling house at 13 Riddell Street*



# Conclusion



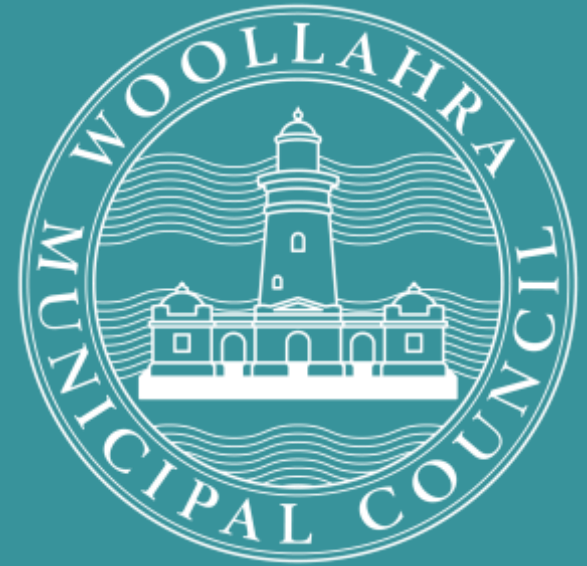
- Report robustly addresses concerns of DPE.
- The recommendations of report were independently developed, and not influenced by Council staff.
- Best practice planning that responds to local character.
- Proposal has strategic and site-specific merit, and should progress to public exhibition.



*Existing dwelling house at 15 Riddell Street*



# Councillor Submissions



# Questions

