

Director City Planning Report No. CP1/20

Subject: Local Strategic Planning Statement (LSPS) and Housing Strategy - post exhibition

Executive Summary

- A draft LSPS and Housing Strategy (HS) has been prepared for Randwick City that sets out the strategic land use planning priorities and actions to guide and manage growth across the City over the next 15 years. The draft LSPS and HS was informed by extensive community consultation during 2019 branded as 'Vision 2040- Shaping Randwick's Future'.
- Council resolved at 17 September 2019 ordinary meeting to exhibit the draft LSPS and HS. The draft LSPS and HS were exhibited from 1 October 2019 to 5 November 2019. A total of 519 submissions were received.
- Of these submissions, 82% related to the Little Bay Cove Planning Proposal, 5% on minimum subdivision lot size and the remaining submissions on various other issues including conservation of heritage, concerns for overdevelopment, need for infrastructure provision including open space and recreation. There was strong support received for the affordable and social housing targets, heritage and sustainability provisions.
- **Attachment 3** summarises submissions received and response to the key matters raised. A number of rezoning requests were also received and these have been considered in **Attachment 4**.
- The Greater Sydney Commission (GSC) has reviewed Council's draft LSPS in achieving consistency with the Regional and Eastern City District Plan and has provided feedback to Council for inclusion in the draft plan prior to seeking the final assurance from the GSC.
- A number of changes have been made to the draft LSPS and HS following exhibition and feedback from the GSC assurance check. These changes are primarily to provide additional information about Council programs, projects and plans; and to improve clarity of the document.
- This report seeks Council's endorsement of the final draft LSPS (as amended) in **Attachment 1** and final draft HS (as amended) in **Attachment 2**.
- Following endorsement of the LSPS, Council must then obtain assurance from the GSC that it supports Randwick City's LSPS as being consistent with the Greater Sydney Regional Plan and Eastern City District Plan and 'make' the Statement under section 3.9 of the Environmental Planning and Assessment Act 1979 before 31 March 2020.
- Following endorsement of the HS, Council must then forward the HS to the Department of Planning, Industry and Environment for the Secretary's endorsement.
- Once legislated, the LSPS will form a key part of Council's integrated Planning and Reporting Framework as an overarching strategic document, aligning with the 20 year Randwick City Plan.
- The LSPS and HS will inform a review of Randwick LEP 2012. Council is to commence preparation of a planning proposal to give effect to the planning priorities and actions outlined in the endorsed LSPS and HS.

Recommendation

That Council:

- a) endorse the draft final LSPS in **Attachment 1** and refer the draft LSPS to the Greater Sydney Commission (GSC) to seek their support for the statement being consistent with applicable regional and district plans, pursuant to section 3.9(3A) of the Environmental Planning and Assessment Act 1979;
- b) grant delegation to the General Manager to 'make' the draft LSPS under section 3.9(1) of the Environmental Planning and Assessment Act 1979, subject to Council receiving a letter of support from the GSC and forward the LSPS to the Department of Planning Infrastructure and Environment for publication on the e-planning portal;
- c) endorse the draft final Randwick Housing Strategy in **Attachment 2** and submit the draft Housing Strategy to the Department of Planning, Industry and Environment for endorsement by the Secretary;
- d) authorise the Director of City Planning to make any minor typographical, grammatical or numerical amendments in the finalization of the LSPS and HS; and
- e) following endorsement of the draft LSPS and draft HS, commence preparation of a planning proposal which gives effect to the planning priorities and actions outlined in Council's LSPS and HS including the recommendations of the rezoning requests in **Attachment 4**.

Attachment/s:

1. [Link to the Local Strategic Planning Statement](#)
2. [Link to the Randwick Housing Strategy](#)
3. [Link to the table of summarised issues raised by submissions](#)
4. [Link to the Data Sheets - rezoning requests](#)

Purpose

This report outlines the outcomes of the exhibition for Council's draft Local Strategic Planning Statement (LSPS) and Housing Strategy (HS) undertaken between 1 October 2019 to 5 November 2019; and the feedback received on the draft LSPS by the Greater Sydney Commission (GSC).

The main issues raised in submissions by the community and key government agencies and stakeholders are addressed in this report together with a response and/or recommended modification to the draft LSPS and draft HS. A detailed analysis and response to all matters raised in submissions is contained in **Attachment 3**.

This report seeks Council's consideration of the outcomes of the exhibition and refinements made to the draft final LSPS and HS for Council's endorsement.

Background

In March 2018, the Environmental Planning and Assessment Act, 1979 (EPA Act) was amended to require all councils to prepare a LSPS which sets a 20 year vision for land use within each local government area. The legal requirements for the content of the LSPS are contained in s.3.9 of the EPA Act. This section outlines that the LSPS must contain a context, planning priorities, actions and implementation. It also specifies that the Greater Sydney Commission must endorse the LSPS as being consistent with the applicable regional and district plan (Sydney Region Plan and Eastern City District Plan).

The purpose of the LSPS is to give effect to the Eastern City District Plan, implementing priorities at the local level, recognising special character and values that are to be preserved and how change will be managed into the future. The LSPS is also to be informed by other state-wide and regional plans and policies including the Future Transport Strategy and the State Infrastructure Strategy. It is intended to be a plain English explanation of how Council will develop its planning framework to address both the priorities of the Eastern City District Plan, and the visions and outcomes of the Community Strategic Plan; and importantly how Council intends to respond to population growth over a 5, 10 and 20-year time horizon.

The preparation of housing strategies is a requirement of the Regional and District Plans. Housing strategies are required to identify where the 0-5 year and 6-10 year housing targets are most appropriate in a local government area to align with existing and planned infrastructure improvements. A local Housing Strategy should also show the capacity of an area to contribute to the 20 year strategic housing target for the Eastern City District (encompassing 11 councils in the District) of 157,500 dwellings by 2036.

The draft LSPS together with the draft HS will shape changes to planning controls (LEP and DCP) by identifying priorities for an area and an explanation about how these priorities will be delivered. Changes to the Randwick LEP will be incorporated into a planning proposal which will commence preparation, following adoption of the draft LSPS and draft HS by Council.

Making of LSPS by councils must be completed by 31 March 2020. In line with Section 3.9(3A) of the EP&A Act 1979 councils, following the issuing of a letter of support from the Commission, can approve the LSPS via a council resolution or under delegation. Further information is provided below under 'next steps finalising the LSPS and HS'.

Preparing the LSPS and Housing Strategy

In March and April 2019, Council undertook a comprehensive community consultation program branded Vision 2040: Shaping Randwick's Future to assist in developing our draft LSPS and draft HS. During this period, residents were invited to attend workshops, complete an online survey about housing preferences, and use an interactive online map to share what is special about their suburb. Council also conducted telephone surveys, pop up stalls and an interactive workshop with students from South Sydney High School, Maroubra. The consultation was promoted using notifications and advertising in local media, digital and social media and a city-wide mailbox drop.

This consultation provided a strong evidence base for the formulation of the draft LSPS and draft HS. These documents respond to community aspirations as expressed during this consultation period as well as expected demographic changes, housing need and direction from the Greater Sydney Region Plan and Eastern City District Plan and informed the LSPS vision and planning priorities to guide Randwick City toward 2036.

Exhibition of the draft LSPS and Housing Strategy

The Draft LSPS, Draft HS and the Community Consultation Report were publically exhibited in accordance with the requirements of Schedule 1 Community Participation of the Environmental Planning and Assessment Act 1979, on Council's website and Council's community engagement platform 'YourSay Randwick' for 35 days from 1 October 2019 to 5 November 2019.

During this time, the Your Say Randwick site experienced the following:

- 2,133 visits
- 602 downloads of the Draft Local Strategic Planning Statement, 538 download of the Draft Housing Strategy, 397 downloads of the Vision 2040 summary brochure
- 77 online submissions
- 9 questions asked and answered.

Communications activities:

- Email to Your Say Randwick subscribers (4681 residents): 10 October 2019
- Randwick Council ad in Southern Courier: 1 and 22 October 2019
- Randwick News (weekly email): 2, 16 and 23 October 2019
- Media release: 2 October 2019
- Listing on Randwick City Council's Current Consultations webpage
- Article in Southern Courier 28 October and Government News 14 October.

A community information/summary brochure was prepared and hard copies of all material were made available in Council's Administration Centre and libraries.

Public authorities, agencies and adjoining Councils were also notified.

A total of 519 submissions were received during the exhibition period. Of these submissions, 426 submissions were on Little Bay Cove and planning proposal including 1 petition with 5,704 signatures; 29 submissions on minimum subdivision lot size; 22 submissions from stakeholder groups; 10 submissions from Government agencies; 32 submissions on various other issues.

The key issues raised by the community in the submissions relate to:

- Little Bay Cove Planning Proposal
- Minimum subdivision lot size
- Protection of heritage buildings
- Increases to density
- State Environmental Planning Policies, Seniors Housing, Affordable Rental Housing and Low Rise Medium Density Code
- Sustainability and open space
- Infrastructure provision and development contributions.

Attachment 3 summarises all the submissions received and responses to key matters raised. The following outlines the key issues raised by the community, on Little Bay Cove and minimum subdivision lot size including council officers' response; and from key government agencies and stakeholders.

Key issues raised by the community

Little Bay Cove Planning Proposal

Of the 519 submissions received in response to the exhibition of the LSPS and HS, the majority (i.e 82%) of submissions related to the Little Bay Cove Planning Proposal which was lodged with Council on 4 September 2019. All the submissions received on Little Bay Cove, apart from one, were in objection to the planning proposal and the identification of the site as a 'centre and major

site for housing growth (0-10 years)'. The one submission in support was by the proponent of the planning proposal i.e Meriton.

The key points raised in objection include:

- local infrastructure cannot support the proposed growth in population
- changes to masterplan would undermine the low density, low rise coastal character of the area
- desired future character is low density, low rise development in harmony with current built environment and natural environment
- there are other areas more suitable for growth such as Randwick, K2K and Maroubra
- lacking transport infrastructure
- impact on biodiversity and on the sensitive coastline
- solar access and overshadowing impacts
- increased carbon footprint and visual impacts
- traffic and transport impacts including traffic issues along Anzac Pde
- must stick to existing 'approved' masterplan, no changes to the approved masterplan
- detrimental to Prince Henry Design Guide/conservation management
- object to hotel accommodation included in the masterplan
- inconsistent with Housing Strategy and LSPS
- impact on schools and recreational areas
- the site is not appropriate for high density, but rather low to medium density housing typologies
- public transport is scarce and couldn't handle the proposed increase in population.

Several submissions received on Little Bay Cove were from people who live in the Illume building, within the master planned site. These submissions noted that they had purchased based on existing 'approved' masterplan and raised significant concerns in relation to the planning proposal and impacts of view loss, overshadowing on the existing residents from the proposal; and that the proposal disregards the masterplan and planning system.

The submission received by Meriton raised several key points in support of the proposal and the potential of the site to be a major contributor to Councils (short to medium term) housing target.

Key reasons in support include the:

- proposal is consistent with key principles of its LSPS and HS and the Greater Sydney Regional Plan and Eastern City District Plan
- existing master plan approval is 10 year old and inconsistent with current strategic planning
- proposal has supporting studies that show the site can accommodate growth
- proposal will provide a better planning and housing response to the site, including a new local centre
- proposal will provide a range of housing types, including key worker housing in a strategic area close to jobs, transport and amenity
- proposal is consistent with future transport planning
- site is identified as 'major site housing growth 0-10 year' in the draft HS
- proposal would allow Council to achieve 10.27% of its 14,600 new dwellings by 2036
- proposal is supported by an offer to deliver significant public benefits through a Voluntary Planning Agreement
- proposal will generate over 7,800 jobs and \$750M in government taxes, and
- Meriton is highly experienced as the largest residential developer in the country.

Council officers' response

The planning proposal for Little Bay Cove was formally lodged on 4 September 2019. The lodgement of the proposal was just short of the exhibition of the draft LSPS and HS. In response, the planning proposal was the key issue raised by the community to the exhibition of the draft LSPS and HS representing 82% of all submissions received.

The Little Bay Cove development site is identified in the LSPS structure plan and HS as a 'major site' in recognition of the remaining development capacity on this site, under the existing approval of 450 dwellings of which approximately 224 dwellings have been constructed.

It is not reflective of the planning proposal that has been lodged and which is undergoing its own legislated assessment process. To date the planning proposal has not yet been reported to the planning panel and/or Council, nor has it been formally exhibited.

A preliminary assessment of the planning proposal has been undertaken. A number of significant key issues have been identified and these have been provided to Meriton for their consideration and response.

Once Meriton responds to the issues that have been raised, we will undertake a further assessment of the proposal. A report will then be prepared for the Randwick Local Planning Panel and a meeting of Council to decide whether to forward the planning proposal to the Department of Planning, Infrastructure and Environment for it to proceed to public exhibition (i.e Gateway determination).

It is important to clarify in the LSPS and HS that the planning proposal lodged with Council is undergoing its own assessment process and will proceed as a separate process to the finalisation of the LSPS and HS. It is therefore recommended that the HS be amended to clarify the assessment process currently underway and that the site be identified in the LSPS and HS as a major site (as exhibited), in recognition of the remaining development capacity under the existing approval.

Minimum subdivision lot size

Submissions relating to the proposed minimum subdivision lot size standard of 325 sqm accounted for 5% of all the submissions received in response to the exhibition of the LSPS and HS.

Of the 29 submissions received in relation to the minimum subdivision lot size standard, the majority (i.e 27) of submissions were in support of a further reduction to the minimum subdivision lot size standard. Two submissions did not support a reduction in lot size.

The majority of submissions in support of a further reduction to the minimum subdivision lot size standard suggested a lot size of between 500-600sqm (i.e 250sqm-300sqm); several submissions suggested a reduction of the lot size standard between 550-600sqm (i.e 275-300sqm per lot). A number of submissions suggested a minimum subdivision lot size standard of less than 500sqm (i.e 250sqm per lot).

Key reasons for justifying a further reduction in lot size include:

- there is a need for medium density housing in Randwick City
- limiting the lot size to 650m² will make it unaffordable for many people
- the subdivision should be in line with the Medium Density Housing Code (i.e 450sqm and 12m frontage)
- to adopt a 650m² as the minimum, contradicts council's priorities of catering for the projected increase in single persons and single parent housing
- if you can build a dual occupancy you should be also able to subdivide it
- in the past there have been duplexes and semis built on much smaller lots
- smaller lot housing appropriate for families as they are more affordable, allow for a garden and are better for the natural environment.

Several submissions noted that Council's action in the draft LSPS and HS which proposes an exemption to the State Environmental Planning Policy Low Rise Medium Density Housing Code is unfair and is not supported. One submission noted that they had prepared plans in anticipation of the commencement of the Code and Council's proposed exemption would thwart all future plans for development and subdivision of a dual occupancy under the State Code.

Council officers' response

Submissions received relating to the minimum subdivision lot size standard accounted for only 5% of the total number of submissions received in response to the exhibition. The relatively small number of submissions received, is in part due to the fact that Council undertook a comprehensive review of the minimum subdivision lot size standard in 2017. The 2017 review attracted significant interest from the community at the time and in response, Randwick LEP 2012 was amended to address the subdivision of attached dual occupancies under company title for those persons under financial hardship.

Those submissions in support of a further reduction to lot size were due to their respective lots being smaller than that proposed in the HS. The recommended minimum subdivision lot size standard of 325sqm in the draft HS takes into consideration a balanced approach to increasing density in areas that aren't as well serviced by transport, infrastructure and services. Moreover, the actions in the HS which propose to remove development and subdivision provisions for dual occupancy and instead allow for semi-detached dwellings will help address the confusion in the community about why two dwellings can be built but not subdivided.

It is important that Council take a considered and strategic approach to planning for growth across the city supported by the level of infrastructure, transport and services in the area. It is on this basis, that the minimum subdivision lot size standard of 325sqm as exhibited be retained and the associated built form controls for semi-detached dwellings such as FSR, height, frontage widths, landscaped area will be further reviewed and developed as part of the planning proposal process, to commence following the endorsement of the LSPS and HS.

In relation to the comments raised regarding Council's exemption to the State Government's Low Rise Medium Density Housing Code, it is Council's position that this type of housing can be best delivered through the local planning framework. Council's draft HS identifies areas that low rise medium density housing can be delivered, close to services, shops and transport. The blanket application of the State Environmental Planning Policy on Low Rise Medium Density Housing does not consider local infrastructure provision and streetscape character and it is on this basis that Council seeks an exemption to the application of the code.

Key issues raised by Government Agencies

Submissions were received from the following government agencies: Land and Housing Corporation, Transport for NSW (TfNSW), Heritage NSW, Health Infrastructure NSW, School Infrastructure NSW, Cancer Institute of NSW, NSW Office of Sport, Sydney Water, NSW EPA and the City of Sydney Council. Overall the feedback received was supportive of the LSPS. Many agencies suggested additional actions and/or refinements to the LSPS which have been addressed in the submissions table in Attachment 3.

Key matters raised in the submissions including council officers' response are outlined in the submissions table in Attachment 3. However, the following provides an overview to LAHC, TfNSW and School infrastructure NSW (SINSW) submissions including Council officers' response to the key matters raised.

Land and Housing Corporation (LAHC)

LAHC's submission recognises the high proportion and concentrations of social housing present in the LGA and the important role Randwick LGA plays in the provision of social housing for the Sydney region. Social housing estates are located at Coogee, Maroubra, Matraville and Malabar, with other assets dispersed across the LGA. The majority of the housing stock however, is aging with 71% over 41 years old.

The NSW Government's policy *Future Directions of Social Housing in NSW* released in 2016, sets the policy direction for LAHC in delivering new and replacement social housing, affordable housing and private housing through the renewal of existing assets. The program is developing new mixed tenure communities where social housing is integrated with private and affordable housing and is largely indistinguishable from the surrounding housing.

In general, LAHC is supportive of Council's staged approach to growth, with large scale renewal of areas to the south of the LGA being reliant on Government commitment to a mass transit solution. However, LAHC requests the LSPS be amended to acknowledge that given the current transport capacity there is potential for smaller scale renewal of these social housing estates, particularly the Matraville Estate.

In recognition of the need for renewal, LAHC is committed to working with Council to identify short to medium term opportunities to facilitate renewal of social housing within capacity of the existing and committed transport infrastructure. LAHC has suggested that future renewal could be facilitated through site-specific planning proposals. The submission also states that whilst LAHC is not in a position to commit to Council's affordable and social housing target, it has a mandate to grow social housing within the Greater Sydney Area, and will consider opportunities to do so within Randwick LGA. Other suggested actions by LAHC for inclusion in the LSPS are outlined in the submissions table as attached in Attachment 3.

Council officers' response

The LSPS and HS recognises the importance of the social housing stock in the City in terms of providing housing for some of our most disadvantaged in the community and in ensuring social diversity. The HS recognises that the majority of this housing stock is no longer meeting housing need; and that there is a chronic undersupply of social housing in Randwick City with the average wait time for a studio or 1 bedroom property in the area of between 5-10 years.

The LSPS and HS contains actions and targets to increase the number of social and affordable housing in the City. The renewal of social housing is under the care and control of the state government. The HS identifies renewal of the City's key social housing estates as part of the long term housing growth approach i.e that is more than 10 years, in line with transport improvements.

However, in response to LAHC's submission a new action (Action 1.4 under PP 1) has been included in the LSPS and HS which outlines that Council will work with LAHC to develop a staged approach for the renewal of the social housing estates in the City. As such, should the timing of any renewal of the estates be brought forward (from the long term housing growth scenario) then the LSPS, HS and/or planning proposal can be reviewed and updated accordingly.

In developing a staged approach for the renewal of the social housing estates and where changes to the planning framework are needed to support the renewal, Council will work with LAHC to incorporate future renewal of estates as part of a comprehensive planning proposal to ensure renewal is considered in a strategic manner.

As outlined in Council's LSPS and HS any future renewal must ensure that there be no net loss of social housing. And importantly, that there be an increase in social housing to meet underlying demand and to contribute to Council's affordable and social housing target.

Transport for NSW (TfNSW)

TfNSW is the lead agency of the NSW Transport cluster, responsible for leading the development of an integrated transport system for NSW. TfNSW's submission notes that Randwick City has been earmarked for major transport initiatives in Future Transport 2056:

- 0-10 years committed initiatives: CBD & South East Light Rail
- 0-10 year's initiatives for investigation: Green Square to La Perouse rapid bus link and Eastern Suburbs to Inner West rapid bus links
- 10-20 years initiatives for investigation: Mass transit/train link to South East and Light rail extension to Maroubra Junction
- 20+ years visionary initiatives: Extension of South East mass transit/train link to Miranda.

The submission lists a number of suggested refinements to the LSPS which are outlined in Attachment 3. In summary, TfNSW suggests that the LSPS should consider freight and servicing activity in the LGA and its essential role to support the long-term viability of the local and regional economy. Other key suggestions include the TfNSW 'Movement and place framework' and considerations for road safety.

Council officers’ response

The LSPS and HS identifies and aligns growth with the major transport initiatives in Future Transport 2056. The LSPS has been updated in response to TfNSW submission to consider the importance of the City’s freight and servicing task with a new map identifying the key areas of freight activity and supporting actions. The LSPS has also been updated to ensure that Council’s integrated transport strategy (in preparation) will consider the Movement and Place framework to support the place function of our strategic and local centres and importantly road safety.

School Infrastructure NSW (SINSW)

SINSW supports the overall direction and actions contained in the LSPS, subject to ongoing collaboration between SINSW and council to ensure infrastructure provision aligns with growth through to 2040.

The submission notes that based on Council’s HS and the areas identified for housing growth in the short to medium term and the long term, the majority of schools within the LGA can be expanded or catchment boundaries changed to meet additional enrolment demand, if necessary. The submission notes however that Kensington Public School is currently at capacity (which was addressed as part of the K2K planning proposal) and Coogee and Clovelly Public School have limited redevelopment opportunities due to existing site size and heritage restrictions.

SINSW suggests other points to be considered in the finalization of the LSPS including joint and shared use opportunities, infrastructure delivery and s7.12 development contributions and active transport. These are outlined in the submissions table attached.

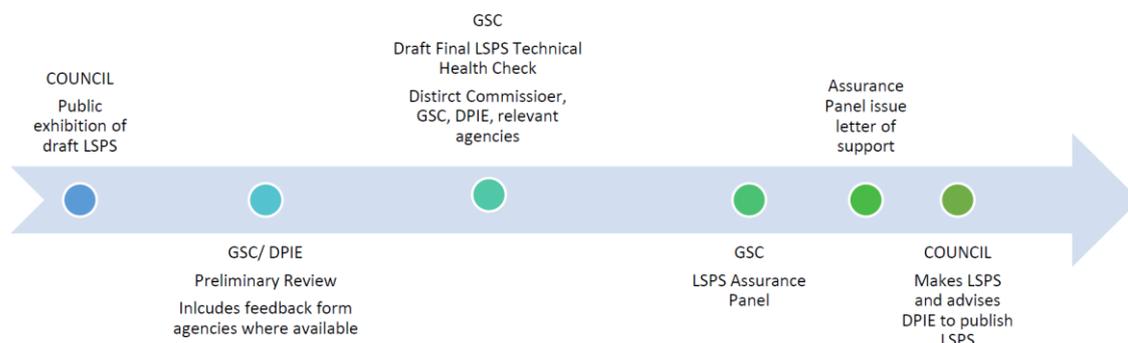
Council officers’ response

Council officers will continue to consult with SINSW on development trends and population projections to ensure education provision and teaching spaces align with growth. School capacity for Kensington was addressed as part of the K2K planning proposal. Significant housing growth is not forecasted for Coogee and Clovelly public schools. As the submission notes, the other schools have capacity and can accommodate the housing growth planned.

GSC technical health check and assurance program

The GSC has implemented an assurance program and technical health check for all councils in the preparation and finalisation of their respective draft LSPSs. The aim of the health check is to help guide Council’s progress in developing the LSPS and assess its readiness for submission to the GSC for final Assurance. Readiness is determined by whether the LSPS aligns with the Eastern City District Plan.

The following outlines the key steps of the GSC LSPS assurance program to completion.



On 8 November 2019, Council officers attended a Preliminary Review meeting with the GSC and representatives from state government agencies and authorities including Transport for NSW (TfNSW), DPIE and Office of Environment and Heritage on the progress of the draft LSPS. The GSC supported the general direction of the LSPS however, requested that additional information be provided in the LSPS on Council’s existing sustainability programs and initiatives and some of

the evidence base provided in the housing strategy. The GSC also requested further detail and suggested some minor changes to the maps.

On 29 January 2020, Council officers attended the Draft Final LSPS technical health check meeting facilitated by the GSC and in attendance representatives from state government agencies and authorities. The purpose of this meeting was to assess the readiness of the draft LSPS prior to the LSPS being submitted for final Assurance. There were no significant issues raised. Council's draft LSPS and HS was commended for its strong evidence base through the Vision 2040 community engagement process and data analyses.

Summary of key changes to the draft final LSPS and HS

The draft final LSPS in **Attachment 1** incorporates the feedback and recommended changes from the GSC Technical Health Check and outcomes of the exhibition process. The refinements that have been made are primarily to provide additional information about Council programs, projects and plans; and to improve clarity of the document. There have been no changes made to any of the policy directions.

A summary of the key changes to the draft final LSPS include:

- New maps included on Urban Heat Effect, Industrial lands and Freight and Social Infrastructure
- Various edits to existing maps to correct spelling mistakes, update keys, identification of other key sites/assets and other refinements for clarification
- Updated information on the outcomes of the exhibition process
- Additional context to a number of planning priorities on Council programs, projects and plans including the evidence base and 6-10 year housing target from the draft HS
- Additional information on implementation and monitoring and the alignment of the Regional and District Plans with Council's integrated reporting framework.

In relation to the draft final HS, only a number of minor changes have been made and they include:

- Clarification on the assessment process for the Little Bay Cove Planning Proposal
- Clarification of sites identified as 'long term' housing opportunity
- Updated action to work with Land and Housing Corporation on a staged approach to the renewal of the social housing estates in the City.

Next steps in finalising the draft final LSPS and HS

On 5 March 2020, the Greater Sydney Commission's Assurance Panel will convene to determine if Council's draft LSPS is consistent with the directions and actions of the Eastern City Plan. Council must submit prior to this date, a proposed final draft LSPS (endorsed by the Council for the purpose of submission to the GSC for assurance), council resolution and supporting information.

Following the meeting of the LSPS Assurance Panel, the Commission will issue a letter of support to Council which may or may not also include conditions for support.

Once Council has received the letter of support, the LSPS can be 'made' subject to any conditions or terms if any that are included in the letter of support. The LSPS can then be forwarded to the Department of Planning Infrastructure and Environment (DPIE) for publication on the e-planning portal.

Once legislated, the LSPS becomes a consideration when preparing LEPs. Any planning proposal must justify any proposed changes to LEPs, including whether the changes will give effect to the LSPS.

The LSPS and HS will inform a comprehensive review and update of the Randwick LEP 2012, through the preparation of a planning proposal. The purpose of the planning proposal is to identify planning provisions to implement the strategic directions outlined in the LSPS and HS.

Council has until June 2021 to submit a final planning proposal which implements the planning priorities and actions of the LSPS and HS, to DPIE for legal drafting.

Preparation of planning proposal

Following endorsement of LSPS and HS, Council officers will report back to Council on the preparation and exhibition of the planning proposal, anticipated later this year. The planning proposal will identify the outcomes of the housing investigation areas including recommended land use zoning and built form controls and indications of net dwelling estimates to ensure Council’s housing target can be met. This may include refinements to the housing investigation areas as identified in the housing strategy and may include other sites and/or areas which may be identified as part of the ‘general housekeeping review’ of Council’s LEP, in preparation of the planning proposal.

A number of rezoning requests had been received in response to the exhibition of the draft LSPS and HS. These have been considered in **Attachment 4**. The majority of these submissions will be further investigated as part of the planning proposal.

The planning proposal will also include land use zoning and planning considerations for heritage, open space, business centres including strategic centres. A number of key studies are currently underway which once finalized, will help inform the preparation of the planning proposal.

Strategic alignment

The relationship with the City Plan is as follows:

Outcome/Direction	Delivery Program actions
Outcome	4. Excellence in urban design and development.
Direction	6d. A strategic land use framework provides for our lifestyle changes and for a continuing, yet steady rate of growth across our City.

Resourcing Strategy implications

Preparation of the draft LSPS has been prepared by Council’s Strategic Planning Team with input from across the organisation. The costs associated with the research, analysis and community consultation in the development of these key strategic documents has been in accordance with the 2019/20 budget allocations.

Policy and legislative requirements

All councils are required by legislation to prepare an LSPS. The Randwick LSPS, HS and supporting documents will inform subsequent work on the amendments to the Randwick LEP and DCP, Council’s informing strategies and the Randwick City Plan. A planning proposal will be prepared in 2020 outlining amendments to the Randwick LEP 2012. The LSPS has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979, the Eastern District Plan and DPIE guidelines. Similarly, the draft Housing Strategy has been prepared in accordance with the Regional Plan and the Eastern District Plan as well as the Department’s Guidelines.

As required by legislation, the LSPS must be finalised by 31 March 2020. The LSPS must be reviewed at least every 7 years in line with legislation.

Once an LSPS is made, it becomes a consideration when preparing LEP and planning proposals. This includes a requirement that planning proposals must justify any proposed changes to LEPs to address whether the proposed changes will give effect to the LSPS.

Conclusion

The draft final LSPS and HS has been informed by extensive community consultation in 2019 branded 'Vision 2040 – Shaping Randwick's Future'. This consultation provided a strong evidence base for the formulation of the draft final LSPS and draft final HS. These documents respond to community aspirations as expressed during this consultation period as well expected demographic changes, housing need and direction from the Greater Sydney Region Plan and Eastern City District Plan. Importantly, it also informed the strategic land use vision and planning priorities to guide Randwick City toward 2040.

The draft LSPS and HS has been prepared in accordance to the legislative requirements of the EP&A Act, regional and district plans and Departmental guidelines. The draft LSPS and HS were on exhibition from 1 October 2019 to 5 November 2019. Of the total submissions received, the key issue of concern from the community in response to the exhibition was on the Little Bay Cove Planning Proposal. As outlined above and as clarified in the final draft LSPS and HS, the proposal is undergoing its own legislated assessment process which has not been incorporated in the draft final LSPS and HS. Other refinements have been made to the documents as a result of the exhibition and consultation process including the GSC 'assurance program and technical health check'.

The LSPS for Randwick City must be made by 31 March 2020. Once endorsed, the LSPS together with the HS, will inform a review of Randwick's planning controls to guide and manage growth over the next 20 years.

Responsible officer: Elena Sliogeris, Senior Environmental Planning Officer - Strategic Planning; Rebecca Jacobs, Environmental Planning Officer; Timothy Walsh, Environmental Planning Officer

File Reference: F2018/00260