

File Ref: F2017/00530

24 May 2018

The Hon. Anthony Roberts MP  
Minister for Planning, Minister for Housing,  
Special Minister for State  
GPO Box 5341  
SYDNEY NSW 2001

Dear Mr Roberts

I write to inform you that Randwick City Council at its Ordinary meeting of 22 May 2018, resolved to request your support in deferring the commencement of the New Low Rise Medium Density Housing Code (the Code) in Randwick City Council until such time, as the Council has undertaken its local housing strategy and review of the LEP as required by the Eastern City District Plan. The Council also resolved at this meeting, to impose a moratorium on the consideration of any new planning proposals that increase housing density until this important strategic work is done. A copy of the report and resolution is attached for your information.

This request is in response to concerns raised by the Council and the community of the potential impacts the Code may have in Randwick City once the policy comes into effect. Analysis by the Department of Planning and Environment has identified approximately 8,500 lots may be eligible for dual occupancy development under the new Low Rise Medium Density Code in Randwick City. The majority of which are located in the southern suburbs of the City such as Maroubra, Matraville and Malabar. This represents a significant increase in density in areas that are not as well serviced by public transport, services or infrastructure.

In addition, the commencement of the Code (prior to Council undertaking its local housing strategy) may impact on areas that could be identified for future housing growth, which would only be identified through a local housing strategy which is yet to commence. As such, it is Council's position that a considered and comprehensive approach towards planning for future growth is needed which implements the district planning priorities and directions, is supported by planned and/or existing infrastructure provision and that importantly allows for proper engagement with the community.

This request to defer the commencement of the new Code will not however affect the planning proposal currently on exhibition to allow for the subdivision of existing and/or approved dual occupancies in the R2 zone or the K2K proposal which has received gateway determination.

Please do not hesitate to contact Alan Bright, Manager Strategic Planning on 9093 6992 should you require any further information.

Yours sincerely

**Cr Lindsay Shurey**  
**Mayor**