



(Insert date)

Name
Address
Address
Address

Dear Sir/Madam {insert name where possible},

RE: Review of minimum lot sizes and subdivision standards for low density development

I am writing to let you know about an important community consultation Council is currently conducting to review minimum lot sizes and subdivision standards for residential development in the R2 Low Density Residential zone.

We have recently been approached by a number of people raising concerns about financial hardship caused by tightening of lending practices by banks on company title dual occupancies. As a result, residents have been requesting consideration of reducing Council's minimum lot sizes to permit greater subdivision of attached dual occupancies.

This is an important issue for the whole community as any change to these standards would potentially have an impact on your property and affect the future character and amenity of your neighbourhood.

I have included with this letter a fact sheet that provides more information on the issue.

I encourage you to consider the issue and to have your say – regardless of whether you are renting or own your home.

You can make a submission through any of the following methods:

- Online: www.yoursayrandwick.com.au/LotSizeReview
- Post: Randwick City Council 'Lot Size Review' 30 Frances St, RANDWICK NSW 2031
- Email: council@randwick.nsw.gov.au

Community Forum

Council is hosting an open forum available to everyone to attend and to share your stories, experiences and opinions.

Wednesday 28 March 2018 commencing 6pm

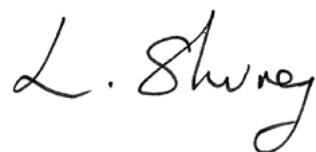
Prince Henry Centre, Little Bay

Register to speak: www.yoursayrandwick.com.au/LotSizeReview or phone Emese Wolf on 9093 6824 by 5pm Friday 23 March 2018.

The consultation is open for eight weeks from **9 March 2018** to **4 May 2018**.

If you have any questions please contact Elena Sliogeris, Acting Coordinator Strategic Planning on 02 9093 6961.

Yours sincerely



Councillor Lindsay Shurey
Mayor of Randwick



MINIMUM LOT SIZE REVIEW



**HAVE
YOUR
SAY**

MINIMUM LOT SIZE REVIEW **FACT SHEET**

MARCH 2018

MINIMUM LOT SIZE REVIEW **FACT SHEET**

Randwick City Council is undertaking a review of the minimum lot size in low density residential zones under the Randwick Local Environmental Plan 2012 (RLEP). The review is in response to banks tightening lending criterias for company title attached dual occupancies.

Examples of attached dual occupancies in Randwick City.



CURRENT SITUATION

Minimum lot size

Under the RLEP, the minimum lot size for properties in an R2 Low Density Residential zone is 400sqm.

This means that for a block of land to be subdivided into Torrens or Strata Title, it must be 800sqm or larger so the resulting lots following subdivision are a minimum 400sqm. There are other requirements that also apply such as the resulting lots having a minimum frontage of 12m or more.

Dual occupancies

Dual occupancies are permitted on blocks 450sqm or larger provided other conditions such as frontage sizes are also satisfied. Dual occupancies provide for a greater range of housing choice, particularly for larger families, ageing parents or to allow families to live close together. They can be rented out providing more rental stock. But they cannot be subdivided unless they meet the minimum lot size. This is a strategy by Council to discourage speculative development, preserve amenity in suburban areas and to maintain a degree of affordability for home buyers and renters.

Company title dual occupancies

Some owners of dual occupancies have converted the property to company title to sell the two homes separately. Company title is a form of housing title that does not require Council approval. However company

TERMINOLOGY

Dual occupancies: (Commonly called a duplex) Two homes on the one lot that share a common wall or floor/ceiling, but all other services are separate.

Company title: An older form of ownership not requiring Council approval. Under company title, individual owners have a 'share' in a company that owns the lot. Historically, company title properties are more affordable and bank lending is tighter.

The Randwick Local Environmental Plan 2012 (RLEP 2012): A legal planning document controlling how land can be used and developed.

Strata Title: Individual lots are privately owned, with the owners collectively owning the shared common property.

Torrens Title: A type of land ownership system where the purchaser owns both the property and the land it sits on.

title properties have historically been subject to tighter lending from banks and consequently are more affordable. Recently banks have further tightened their lending practices and this is having a negative impact on some property owners.

A recent audit of dual occupancies within the R2 Low Density Residential zone across Randwick City indicated:

- There are 688 dual occupancies in the R2 low density residential zone.
- The majority of dual occupancies are located in suburbs such as Matraville, Chifley, Little Bay, Malabar and La Perouse.
- 137 dual occupancies are under company title.

IMPACTS OF REDUCING LOT SIZE

Reducing the minimum lot size within low density residential areas would result in an increase in the number of properties able to be subdivided.

The following table shows the potential number of properties eligible for subdivision if lot sizes are decreased.

Minimum lot size	No of lots eligible for subdivision (Torrens or Strata)
400sqm (current controls)	435
If reduced to 350sqm	1,072
If reduced to 300sqm	3,277
If reduced to 250sqm	6,873
If reduced to 200sqm	10,585

There would likely be other impacts to consider including:

Housing prices – Housing prices are impacted by a range of complex factors, but generally speaking a property that can be subdivided increases its value.

House diversity and choice – More dual occupancies would likely be developed over other low density housing options.

Affordable housing – Attached dual occupancies provide a more affordable rental option. If more dual occupancies are constructed and sold under Torrens or Strata title, the stock of affordable housing options may be reduced.

On-street parking and traffic – An increase in attached dual occupancies would have implications on on-street parking availability, with more driveways taking away street parking. Similarly, the subsequent growth in dwelling numbers would contribute to an increase in traffic generation.

Streetscape impacts – An increase in dual occupancy development would over time impact the character of our streetscapes. Dual occupancies would result in more garages and driveways and fewer trees and on-street parking which impacts the visual amenity of a neighbourhood.

STEPS FOR CHANGE

Lot sizes can only be reduced by amending the RLEP. This is a complex and lengthy process requiring approval by the Minister for Planning.

- ☒ Community consultation -> **We are here**
- ☐ Council agreement to amend RLEP 2012
- ☐ Planning Proposal
- ☐ 'Gateway determination' from Minister for Planning
- ☐ Community consultation
- ☐ Council approval
- ☐ Minister's approval
- ☐ Amendment to RLEP

Changes to legal planning instruments (LEPs) typically take more than 12 months.



A typical dual occupancy

HAVE YOUR SAY

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This is an important issue for the community and we want to know what you think. Whether you own a dual occupancy, a block of land or rent and live in the area, your views are important and we encourage you to have your say.

COMMUNITY FORUM

An open forum available to everyone to attend and to share your stories, experiences and opinions.

Wednesday 28 March 2018 commencing 6pm

Prince Henry Centre, Little Bay

Register to speak: www.yoursayrandwick.com.au/LotSizeReview or phone Emese Wolf on **9093 6824**.

Note: Registration required by 5pm Friday 23 March. Depending on the number of speakers, times may be limited to allow everyone to have a say.

LODGE A SUBMISSION

Online:

www.yoursayrandwick.com.au/LotSizeReview

In writing:

Randwick City Council – 'Lot Size Review'
30 Frances St, Randwick NSW 2031

The community consultation is open for eight weeks from **9 March 2018** to **4 May 2018**.

MORE INFORMATION

Randwick Council Strategic Planning Department
1300 722 542 or email council@randwick.nsw.gov.au



Randwick City Council
a sense of community