

PLANNING PROPOSAL

Prepared by



Reclassification of land at:

**64-66 Minneapolis Crescent, Maroubra (Lot 102 DP 855181)
3/90-98 King Street, Randwick (Lot 3 SP 75411)**

from community lands to operational lands

August 2009

CONTENTS

Part 1	Objectives or Intended Outcomes
Part 2	Explanation of Provisions
Part 3	Justification
Part 4	Community Consultation
Appendix 1	Location Maps

Part 1 – Objectives or Intended Outcomes

To enable the reclassification of two separate properties at 64-66 Minneapolis Crescent Maroubra (vacant land) and Unit 3/90-98 King Street Randwick from community lands to operational lands for affordable housing purposes.

Part 2 – Explanation of Provisions

Amendment of the Randwick LEP 1998 to reclassify lands of 64-66 Minneapolis Crescent Maroubra (being Lot 102 DP 855181) and 3/90-98 King Street Randwick (being Lot 3 SP 75411), from community to operational as identified on the maps shown in Appendix 1. Incorporate the subject properties within Schedule 5 'Classification and reclassification of public land as operational' of Randwick LEP 1998.

Zoning provisions of the subject properties remain unchanged. The proposed provisions are consistent with all relevant s117 ministerial directions.

Part 3 – Justification

A. Is the planning proposal the result of any strategic study or report?

The decision to classify its affordable rental housing properties as 'operational' land was made by Council on the basis of a report to the Health, Building & Committee Meeting of 13 June 2006.

The Affordable Housing Strategy, adopted by Council on 4th December 2007, is to provide a cohesive framework for Council to respond to affordable housing issues affecting its communities. It describes the general approach and specific actions Council will take over a ten year period to increase supply of affordable housing stock, as well as achieve the City Plan Directions, that of "Housing diversity, accessibility and adaptability to support our diverse community". This housing strategy also contains a section entitled "Affordable Rental Housing Program + Procedures", stipulating that properties in Council's ownership will be classified 'operational'.

Council's proposal to develop an affordable housing project on the Minneapolis Crescent land was specifically identified in the Affordable Housing Strategy's action plan. Council on 24th March 2009 resolved to proceed with the joint venture affordable housing project with a registered community housing organisation, Community Housing Limited, to build a two storey 4x1 bedrooms and 4x2 bedrooms development on 64-66 Minneapolis Crescent, Maroubra. For the subject site at Minneapolis Crescent, Maroubra, its reclassification to operational status is procedural to Council achieving its strategic planning objectives and policy directions.

The Council has consistently and transparently classified 7 newly transferred affordable housing units in the last two years. The purpose of reclassifying the King Street unit (and indeed also the site at Minneapolis Crescent), is to bring it into line with Council's affordable rental housing procedures. Unlike these 7 affordable housing units, the properties at Minneapolis Crescent and King Street had missed the three month period from the date of having received ownership to be eligible for the classification *By-Council-Resolution* process, as provided under the Local Government Act. Subsequently, the subject sites defaulted to a community land classification.

B. Is the planning proposal consistent with the local council's community plan, or other local strategic plan?

Council's community plan is the Randwick City Plan. The City Plan sets out the vision and strategic directions as to how the City will evolve over twenty years. One of the key projects identified in the City Plan is the development and implementation of an affordable housing strategy. Consequently, the Council's Affordable Housing Strategy was adopted on 4th December 2007.

As mentioned earlier, the planning proposal is consistent with the Council's Affordable Housing Strategy and the terms of the Action Plan which provides for the development of the subject land for a joint venture affordable housing project, with a skilled not-for-profit organisation. This project is also a key task identified in the Council's four year Plan of Management.

C. If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

The proposal does not extinguish any interest in the land at Minneapolis Crescent, rather it extends the interest to a partnership approach with a registered community housing provider. The land currently stands vacant and zoned to permit a multi-unit residential development. After the land was transferred to Council's ownership, the NSW Housing Minister in 2001 extinguished a user restriction placed on the land title to enable Council to develop the site for affordable housing purposes.

The joint venture affordable housing project endorsed by Council at its meeting of 24th March 2009, provides for the strata titling of the completed units and transfer to CHL their unit share of the development, calculated on the amount of capital contribution brought to the project. Upon completion of the construction, a covenant will be placed on the land to restrict the use of the development for affordable housing purposes only. No one except Council has the authority to lift the covenant. The shared interest (estimated 50% per partner) and the details of the joint venture project are recorded in a legal Deed of Agreement, awaiting ratification.

In relation to the proposal for the unit at King Street, Council owns the strata unit and is part of the Council's affordable rental housing portfolio. It has been tenanted in accordance with Council's affordable rental housing program since it was first transferred. This arrangement will continue to be in place in perpetuity. The reclassification of this land does not extinguish any interest in the land.

D. The concurrence of the landowner, where the land is not owned by the relevant planning authority.

Randwick City Council is the landowner of 64-66 Minneapolis Crescent, Maroubra. The consent of the body corporate is currently being sought for the property of 90-98 King Street, Randwick.

Part 4 – Community Consultation

Council proposes that the planning proposal be exhibited consistent with the requirements of section 57 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and section 29 of the *Local Government Act 1993* and/ or any other requirements as determined by the Gateway under section 56 of the EP&A Act.

As a minimum Council proposes to undertake a public exhibition, to hold a public hearing, give public notice of the arrangements for the hearing in the local newspaper, at Council's customer service centre, library and on Council's website for a duration of twenty-one (21) days.

The affordable housing proposal at Minneapolis Crescent has undergone a number of communications and consultations with members of the community, as noted in the council report, and including the recent development application notification and exhibition process.

[illegible]

Planning proposal for reclassification of Randwick City Council's properties



90-98 King Street, Randwick (SP 75411)