

9 IMPLEMENTATION

9.1 Mechanisms

Both planning and non-planning mechanisms will be used to achieve the visions and actions in this strategy. This section outlines the three overarching mechanisms available to local government to effect change in the housing space.

9.1.1 Advocacy

Council has a key role in advocating for the public interest to the state and federal government on housing issues. Council actively works with other local councils to discuss current housing issues to collectively address issues that occur across Sydney.

Advocacy can be achieved through submissions to planning legislation and policy reviews, inquiries and establishing working relationships with key stakeholders to discuss important issues.

9.1.2 Planning legislation and policy

Council's planning controls, including the Local Environment Plan and Development Control Plan, and supporting policies directly impact the amount and type of housing that will be delivered in Waverley. Following the finalisation of this strategy and other strategic studies, e.g. Village Centres Strategy and heritage review, a comprehensive review of the LEP will be completed. This comprehensive review will inform a Planning Proposal that will need to be prepared to make any changes to the LEP.

This strategy makes recommendations for opportunities to review planning controls or undertake further research to inform planning controls.

9.1.3 Collaboration

Council will work with other levels of government, other councils, academic institutions, business, not-for-profit groups and the community in addressing housing issues.

Working collaboratively provides the opportunity to learn new concepts and strategies from working in a multi-disciplinary group. It encourages innovative thinking and can link research with practice settings to strengthen a range of evidence based solutions. It also provides a process for public participation and an opportunity for groups and individuals to express their views about planning issues.

9.2 Monitoring and review

Council will monitor the progress of the priorities, objectives and actions of this strategy on an ongoing basis. This is essential to track its progress, ensuring accountability and transparency and ongoing adjustment, as required.

Monitoring and reporting to inform a review will involve:

- Annual reviews of the monitoring indicators in the implementation and delivery plan
- Review of this strategy and its actions where it requires significant amendment, should it become out of date with Council's and/or the District Plan's strategic priorities
- Review of housing supply against targets in accordance with the timeline

Implementation and delivery plan

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	Issue	Action	Mechanism	Time-frame
H1	Manage housing growth sustainably and in the right locations			
1.1	There is sufficient capacity under current controls to accommodate our housing target and meet housing needs up to 2036.	Continue to facilitate housing development utilising capacity available under current controls.	Policy and legislation	Ongoing
1.2	Traffic congestion is a significant concern for the community.	Work with Transport for NSW to review the capacity of the traffic network in Waverley to understand the impact of any future dwelling growth.	Collaboration	Short-term
1.3	Understanding water infrastructure capacity is key considering future housing growth.	Work with Sydney Water to further understand the capacity of the existing water and wastewater network and the extent of upgrades that would be required to these systems to accommodate future growth.	Collaboration	Short-term
1.4	Planning proposals are consistent with Council's strategic priorities.	Any Planning Proposals to increase residential development capacity should be consistent with the Principles for Change as outlined in the LSPS, such as "Proposals should create demonstrable public benefit" and "Proposals should be consistent with the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement."	Policy and legislation	Ongoing
1.5	Notwithstanding existing ostensible housing capacity, not every lot will redevelop and should housing capacity not meet our housing target and accommodate sufficient supply, sensitive uplift in the planning controls may need to be undertaken. Furthermore, work should be undertaken to consider how population can be accommodated after 2036.	Monitor the ongoing housing supply and take up of capacity against our housing targets. Consider opportunities for sensitive uplift.	Policy and legislation	Medium-term
	Monitoring indicators # net annual dwelling increase compared to housing target # of planning proposals for residential development that align with principles for change			

	Issue	Action	Mechanism	Time-frame
H2	Encourage a range of housing options to support and retain a diverse community			
2.1	There is significant underlying future demand from families and downsizers requiring apartments larger than one to two bedrooms. Some Councils have mandated a percentage of apartments to be three bedroom in their LEP.	Review bedroom mix for new development in planning controls with a view to promoting three bedroom apartments.	Policy and legislation	Short-term
2.2	Ensuring there is capacity for future seniors housing developments as the population ages and address insensitive development approved on non-residential land under the Seniors Housing SEPP.	"Undertake a more detailed review to confirm capacity for future seniors housing and, where seniors housing is currently permissible on non-residential land under the Seniors Housing SEPP, implement planning controls , and opportunity sites where it would be most suitable. Investigate including zone objectives in the LEP to encourage seniors housing and that it is consistent with desired future character. "	Policy and legislation	Short-term
2.3	Short term rental accommodation, such as Airbnbs has had a detrimental impact on the availability of long-term rental stock, flows on to rental affordability, as well as neighbourhood amenity. Council's submission seeking to reduce the No. of days unhosted Airbnbs can be let, from 180 to 90 days was refused by the Minister.	Monitor the implementation of the new Short term rental accommodation policy framework and continue advocating for improved controls where appropriate.	Policy and legislation	Ongoing
2.4	The Low Rise Medium Density Housing Code allows higher density forms than Councils LEPs, particularly with a provision allowing for smaller minimum lot sizes. Most Sydney Councils sought an exemption from the Code to review and update their controls. Waverley did not seek an exemption and we will monitor the impact to understand whether certain areas should be exempted from the Code SEPP.	Undertake further analysis and monitor the applicability of the Low Rise Medium Density Housing Code to assess whether Council's controls be updated to reflect the MDHC to encourage Development Assessment pathway. This analysis should include a review of the minimum lot size for subdivision under the LEP and the code.	Policy and legislation	Short-term
	Monitoring indicators % mix of studio, one bedroom, two bedroom and three bedroom apartments. # and type of seniors housing delivered # of STRA dwellings in Waverley % of lots developable under the MDHC and number of dwellings completed under the Code			

	Issue	Action	Mechanism	Time-frame
H3 Increase amount of affordable rental housing and social housing				
3.1	Affordable rentals are being eroded due to gentrification and redevelopment and long-term residents and key workers are provided with fewer opportunities for staying in the area.	"Develop an affordable housing contributions scheme for all new apartment developments. Initial modelling and analysis suggests the scheme could comprise the following elements: * A small levy (1-3%) applying to all new residential apartment development * A higher levy (10-15%) applying to sites receiving uplift through planning controls. * Contributions to offset the loss of affordable housing. "	Policy and legislation	Short-term
3.2	Funding an affordable housing program is very difficult given limited funding sources.	Update the VPA Policy to allocate 100% of VPA contributions towards affordable housing. Develop criteria to determine where this is appropriate.	Policy and legislation	Short-term
3.3	The current approach to delivering affordable housing is not working. There is a need to explore and develop new ideas to increase the amount of affordable housing.	In collaboration with the Housing Programs and Community Support team, investigate and implement new housing delivery models to maximise the provision of affordable housing.	Policy and legislation	Short-term
3.4	Affordable housing delivery should take an approach that considers how housing submarkets operate and the limited development sites in Waverley LGA.	Work with Randwick and Woollahra Council on a regional approach to addressing affordable housing.	Collaboration	Ongoing
3.5	The NSW Government limits mechanisms to make a meaningful impact on affordable housing delivery.	Advocate to the NSW Government for a more holistic approach to addressing affordable housing.	Advocacy	Ongoing
3.6	The Affordable Rental Housing SEPP 2009 is not meeting its objectives to deliver affordable housing outcomes. Contributions to offset the loss of affordable housing cannot be applied given a loophole in the legislation and new boarding houses are not being leased at an affordable rate.	Advocate for improvements to the Affordable Rental Housing SEPP 2009 - specifically the date to determine where contributions are applicable, investing contributions back into Waverley and that built outcomes, particularly boarding houses, are affordable.	Advocacy	Ongoing

	Issue	Action	Mechanism	Time-frame
H3	Increase amount of affordable rental housing and social housing			
3.7	The current approach to delivering affordable housing is not working. There is a need to explore and develop new ideas to increase the amount of affordable housing.	Council should continue to investigate opportunities for the provision of social housing in partnership with community housing providers (CHPs) and neighbouring Councils.	Collaboration	Ongoing
3.8	LEP zone objectives do not include affordable housing.	Update relevant zone objectives to encourage the provision of affordable housing.	Policy and legislation	Short-term
	Monitoring indicators # of affordable housing units % of affordable housing supply to total dwelling stock \$ amount of monetary contributions for affordable housing			

	Issue	Action	Mechanism	Time-frame
H4	Improve liveability, sustainability and accessibility through high quality residential design			
4.1	The current BASIX standards are well below what is required for the State to meet it's target of Net Zero Emissions by 2050	Continue to work with other agencies and advocate for increases to the BASIX standards, to not only improve the performance of buildings today, but also to improve the ongoing performance of buildings into the future.	Advocacy	Short-term
4.2	There is a need to reduce power consumption and production to reduce emissions.	Investigate developing a design guide for controls relating to passive design, requiring buildings to be designed to respond to the environment and microclimate of a specific site. Investigate success of approaches in Victoria where Council's have a dedicated Ecologically Sustainable Design (ESD) Officer to assist certain projects to improve the passive design and other ESD approaches on a site by site basis.	Policy and legislation	Short-term
4.3	There is a need to reduce the urban heat island effect.	Investigate how to increase the urban canopy to reduce heat, as well as ways to encourage more planting as part of every development from trees to green walls or roofs, deep soil planting and permeable landscaping.	Further research	Short-term
	Monitoring indicators increased energy and water performance of residential buildings completion of 'passive design' guidelines increased urban canopy across the LGA			

	Issue	Action	Mechanism	Time-frame
H5	Ensure new development is consistent with desired future character			
5.1	Certain areas of high value character can be unduly impacted by insensitive redevelopment. Council cannot control Code approved housing.	Complete Local Character Statement Discussion Paper to identify important areas of local character that warrant more tailored planning controls, including where exemptions could be sought from the Code SEPP.	Policy and legislation	Short-term
5.2	Waverley has lost and is at risk of losing buildings with heritage value, given ongoing development pressure.	Complete Heritage Review to identify, analyse and assess the environmental heritage of the Waverley local government area and make practical recommendations for its conservation.	Policy and legislation	Short-term
5.3	Inconsistent approach to the design of alterations and additions to older residential buildings. Some older apartment blocks require fire and safety upgrades and seek an additional level to pay for this. There are no guidelines for circumstances and approach for additions. There is also an opportunity to incentivise improved sustainability outcomes.	Investigate reviewing the LEP and DCP controls to allow sensitive changes to older apartment blocks that encourages design excellence and improves sustainability outcomes without compromising the desired future character and amenity of the surrounding area.	Policy and legislation	Short-term
	Monitoring indicators Completed Local Character Statement Discussion Paper Completed Heritage Review and gazettal of any recommendations for changes to the LEP Completed review into design guidelines for sensitive changes to older apartment blocks			