

REPORT
PD/5.2/20.09



Subject: Draft Waverley Local Character Statements - Exhibition

TRIM No: A20/0325

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RECOMMENDATION:

That Council publicly exhibits the draft Waverley Local Character Statements 2020 attached to this report for a minimum of 42 days, and during exhibition sends the report to the relevant precincts with an offer of a briefing or presentation.

This item was deferred from the Council Meeting on 21 July 2020. The only change to the report since then is that officers are now recommending that the statements be exhibited for a minimum of 42 days, rather than a minimum of 28 days.

1. Executive Summary

The purpose of this report is to seek Council's endorsement of the draft *Waverley Local Character Statements* (the draft Local Character Statements) for public exhibition. The draft Local Character Statements have been prepared as part of the *Comprehensive Waverley Local Environmental Plan Review 2021* project (the Comprehensive LEP Review).

The draft Local Character Statements document the outcomes of a local character study, which identified and described at a high level the social, environmental and economic characteristics of 23 defined areas across the Waverley local government area (LGA). Characteristics include housing type and architectural style, density and height, heritage and culture, parking, public/private domain interface, open space, topography and tree canopy. This is the first time that Council has undertaken a local character study for the whole LGA. A written and graphic statement of the existing and desired future character has been prepared for each of the 23 areas.

The preparation of the draft Local Character Statements forms part of Phase 4 of the Comprehensive LEP Review process and delivers on Action 7.3 of the *Waverley Local Strategic Planning Statement 2020-2036* (Waverley LSPS) and Action 5.1 of the *Waverley Local Housing Strategy* (Waverley LHS). The draft Local Character Statements form part of a suite of environmental studies that provide an evidence base to strengthen the integration of local character considerations into the Waverley planning framework. This will occur first as part of the strategic planning process and then through its translation into statutory controls, in the comprehensive review of the *Waverley Local Environmental Plan 2012* (WLEP) and the *Waverley Development Control Plan 2012* (WDCP). Specifically, this work will help Council prioritise place-based planning and local character when assessing planning proposals (PPs) and

development applications (DAs).

The character study and draft Local Character Statements are a starting point to identify and describe the existing and future character of an area. The next step is to gain further public input. It is proposed to put the draft Local Character Statements on public exhibition to enable broad community feedback and refinement prior to adoption.

2. Introduction/Background

Recent reforms to the NSW planning system have resulted in a shift to a strategic-led planning framework with the introduction of regional strategic plans across NSW and district strategic plans in Greater Sydney.

In accordance with sections 3.8(3) and (4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council is required to undertake a comprehensive review of the WLEP to implement the Region Plan ('A Metropolis of Three Cities') and the District Plan (the 'Eastern City District Plan'), prepared by the NSW Government. As part of the review process, section 3.9 of the EP&A Act also requires that Council prepare a Local Strategic Planning Statement (LSPS). The LSPS is a new policy that sets the vision for the local area for the next 20 years and ensures there is a clear line of sight between State and local strategic planning priorities, including priorities to support local character.

The requirement to undertake the Comprehensive LEP Review is an opportunity for Council to revise and clarify a strategic vision for the area through the LSPS, and to review current plans and policies that guide development. This includes local character considerations.

The Comprehensive LEP Review consists of six phases, each with a deliverable to Council or the NSW Government. These six phases are:

- Phase 1 – The Health Check (completed 31 October 2018).
- Phase 2 – Draft Waverley Local Strategic Planning Statement (completed 1 June 2019).
- Phase 3 – Finalise Waverley Local Strategic Planning Statement (completed 4 February 2020).
- Phase 4 – Prepare planning proposal (currently underway).
- Phase 5 – Public exhibition.
- Phase 6 – Finalisation.

The Waverley LSPS identifies additional environmental studies, required to form a more detailed evidence base to undertake the comprehensive review of the WLEP and WDCP (refer to Figure 1). Studies include the draft Local Character Statements as well as the Waverley LHS and draft Waverley Village Centres Strategy (VCS). This evidence base may lead to some changes to the WLEP and WDCP, or it may confirm that the existing WLEP and WDCP are performing effectively to achieve Waverley's vision. The preparation and finalisation of the additional environmental studies forms part of Phase 4 of the Comprehensive LEP Review process.

The draft Local Character Statements have been prepared in response to Action 7.3 of the Waverley LSPS, to 'implement Local Character Statements, including desired future character, into Council's LEP and DCP' and Action 5.1 of the Waverley LHS, to 'complete Local Character Statement Discussion Paper'. The local character work will also deliver on the NSW Government's and Council's strategic direction to

elevate the consideration of local character in planning and decision-making. It will help Council prioritise place-based planning and local character when assessing planning proposals (PPs) and development applications (DAs), against the WLEP, WDCP and other policies.



Figure 1. Comprehensive LEP Review process.

To assist Council's to identify and describe local character and integrate it in the planning framework, the Department of Planning, Industry and Environment (DPIE) released two documents relating to local character, the *Local Character and Place Guideline* (2019) and *Discussion Paper – Local Character Overlays* (2019). The draft Local Character Statements have been prepared with reference to these documents.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 21 July 2020	CM/7.7/20.07	That this item be deferred to the September Strategic Planning and Development Committee meeting.
Council 16 June 2020	CM/7.8/20.06(2)	That this item be deferred to the July Council meeting.
Strategic Planning and Development Committee 4 February 2020	PD/5.1/20.02	That Council: <ul style="list-style-type: none"> 1. Endorses the Waverley Local Strategic Planning Statement 2020–2036 (LSPS) attached to this report for finalisation, subject to the following amendments: <ul style="list-style-type: none"> (a) Page 14 of the LSPS, right column, add dot point: 'Maintaining diversity of retail offerings to serve local needs.'

		<p>(b) Page 17 of the LSPS, right column, second dot point: delete the second sentence and replace with:</p> <p>‘Proposals can satisfy these high standards by committing all development on the subject site to achieve a 5+ Green Star rating with the Green Building Council of Australia, or a Core Green Building Certification or Zero Carbon Certification with the Living Futures Institute of Australia, or equivalent.’</p> <p>(c) Page 38 of the LSPS, right column, fourth paragraph regarding Principle H5: insert the word ‘protected’ after the word ‘enhanced’.</p> <p>(d) Page 47 of the LSPS, point 1 under heading Actions: add at the end of the sentence ‘while maintaining diversity of retail offerings.’</p> <p>2. Forwards the endorsed LSPS to the Greater Sydney Commission to complete the assurance process.</p> <p>3. Delegates authority to the General Manager to take any further actions necessary to finalise and make the LSPS in accordance with clause 3.9 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>4. Council commits to implementing and progressing the LSPS in ways that operate to involve and acknowledge that Aboriginal First Nation Peoples have a custodial ongoing spiritual, social, cultural, economic and traditional relationship to looking after country and people.</p>
Strategic Planning and Development Committee 4 June 2019	PD/5.1/19.06	<p>That Council:</p> <p>1. Endorses the Draft Waverley Local Strategic Planning Statement (Attachment 1) and Draft Waverley Local Strategic Planning Statement Summary (Attachment 2) for public exhibition for</p>

		<p>a period of no less than 28 days, subject to the following amendments:</p> <ul style="list-style-type: none"> (a) Provide indicative timing for short-, medium- and long-term indicators in the 'Key to actions' table (page 5). (b) Amend 'About the plan' (page 4) to clarify that the scope of the LSPS addresses broader economic, social and environmental issues, as well as land use planning issues. (c) Amend the list of 'Key Issues' (page 9) as follows: <ul style="list-style-type: none"> (i) Change 'A holistic approach encompassing how climate change, biodiversity, and green space are managed' to 'A holistic approach to the management of biodiversity, green space, and adaptation and resilience to climate change.' (ii) Change 'A diverse economy that is less reliant on tourism' to 'A diverse and thriving local economy that is less reliant on tourism.' (iii) Add as a Challenge 'There are community concerns about how tourism is managed.' (iv) Change 'Additional public schools in Waverley, particularly a secondary school' to 'Additional public schools in the Eastern Suburbs, particularly a secondary school.' (v) Change 'More space in the Mill Hill Community Centre' and 'Improve use of Bondi Pavilion, including more events and activities at night' to 'Provide more space for community uses and events.'
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		2. Endorses the Waverley Local Housing Discussion Paper (Attachment 3) for public exhibition at the same time.
Strategic Planning and Development Committee 9 October 2018	PD/5.1/18.10	That Council: 1. Endorses the Comprehensive Waverley Local Environmental Plan Review 2021 – Phase 1 – Health Check attached to this report. 2. Forwards the document to the Department of Planning and Environment by 31 October 2018.

4. Discussion

What is local character?

Local character is what makes one area distinctive from another. It is the way an area ‘looks’ and ‘feels’. Character is created through the interrelation of distinctive natural and built elements in the public and private domains, including topography, vegetation, streetscape, built form, activity types, as well as the emotional and cultural experience of a place.

All areas in the Waverley local government area (LGA) have character; however, in some the character may be more identifiable, more unusual, or more attractive and what is important in one area might be different in another – from vibrant local centres, leafy streets, consistent dwelling typologies and architectural styles, to areas and items of heritage significance and access to coastal views and open space.

This character makes the Waverley LGA an attractive place to live, work and visit. Consequently, the area is subject to ongoing redevelopment pressures and change, such as:

- Alterations and additions to existing dwellings, including second-storey and parking structure (e.g. enclosed garage) additions, rooftop additions comprising apartment dwellings and / or consolidation of apartments.
- Replacement of existing dwellings with ‘higher-value’ dwellings and densities, such as residential flat buildings (RFBs) or dual-occupancies.
- Exempt and Complying Development undertaken in accordance with State and Environmental Planning Policies (SEPPs), for example the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP).

If these pressures and change are not managed, areas may be impacted by new development, which may be insensitive to the area’s existing character, in terms of building height, landscaped areas and car parking provision, etc.

Respecting local character does not mean that change cannot occur; rather, it means that good planning and design needs to be implemented to ensure new development is well-considered and builds on the valued characteristics of an area. Built form, bulk, scale and height as well as landscaping and materiality all play a part in ensuring the character of an area is maintained and/or enhanced whilst still allowing for

new development to occur. Places which develop in response to an identified local character and desired future character are likely to be more liveable, more sustainable, and more productive. Accordingly, it is important that Council and the community create a shared vision for an area and how it will change over time, including identifying existing characteristics to be maintained and/or enhanced.

Local character study and statements

Methodology

The boundaries of each area have been informed by natural features, open space, primary roads, change in land use or building typologies, existing and former character areas and/or suburb boundaries. The 23 areas provide a narrowed focus for the local character study. The study has been informed by the DPIE's 'Character Assessment Toolkit' and 'Local Character Wheel' documented in the *Local Character and Place Guideline* (2019) (refer to Figure 3).

This is the first time that Council has undertaken a local character study for the whole LGA. The study seeks to complement the work on character within the WDCP (i.e. the existing Special Character Areas at North Bondi, Ben Buckler, and Bondi Heights in Part C) and other strategic studies including, the Waverley LHS, draft VCS, draft *Waverley Council Heritage Assessment 2020* and the Bondi Junction Urban Design Review Update 2020.

It is noted, that the draft Local Character Areas include Waverley's village centres (in some instances split across multiple character areas). These centres contribute to the social and economic character of each area. The draft Local Character Statements, however, do not seek to duplicate the detailed description and recommendations of the draft VCS, including the desired future character of each centre. The draft Local Character Statements complement the detail in the draft VCS, rather than duplicating significant work. Both documents will inform the review of the Waverley LEP and DCP.

Further, it is noted that the Bondi Junction Strategic Centre has been excluded from the character study. A number of studies and strategies have been completed for Bondi Junction in the past decade or so, including the Bondi Junction Complete Streets Project (2013) and Bondi Junction Commercial Centre Review (2017). These documents provide a series of recommendations and principles for the future development of the centre that have informed current policy settings and LEP and DCP controls. The current Bondi Junction Urban Design Review Update 2020 seeks to evaluate the current principles and policy framework applying to development in Bondi Junction to ensure that they are valid and up to date and makes appropriate recommendations for their implementation. It is considered that the existing documents holistically and sufficiently address the existing and desired future character of the Bondi Junction centre. It is considered that these documents provide adequate assessment and justification for any future inclusion of all or part of the centre as a local character area/local character overlay. As such, to avoid duplication of significant work, the Bondi Junction centre has been excluded from this local character study.

The local character study has informed the preparation of a written and graphic statement for the 23 areas. Each statement comprises:

- A high-level description of the area's existing characteristics, using text, photos and maps. The existing characteristics focus on the themes of history, configuration and connectivity, built

form, the public and private interface, natural environment and recent development within an area,

- A rating of the area's key existing character attributes, and
- A desired future character statement and objectives for the area.

By describing the way a place looks and feels and the valued elements in the public and private domains, it can provide a reference point for future planning decisions.

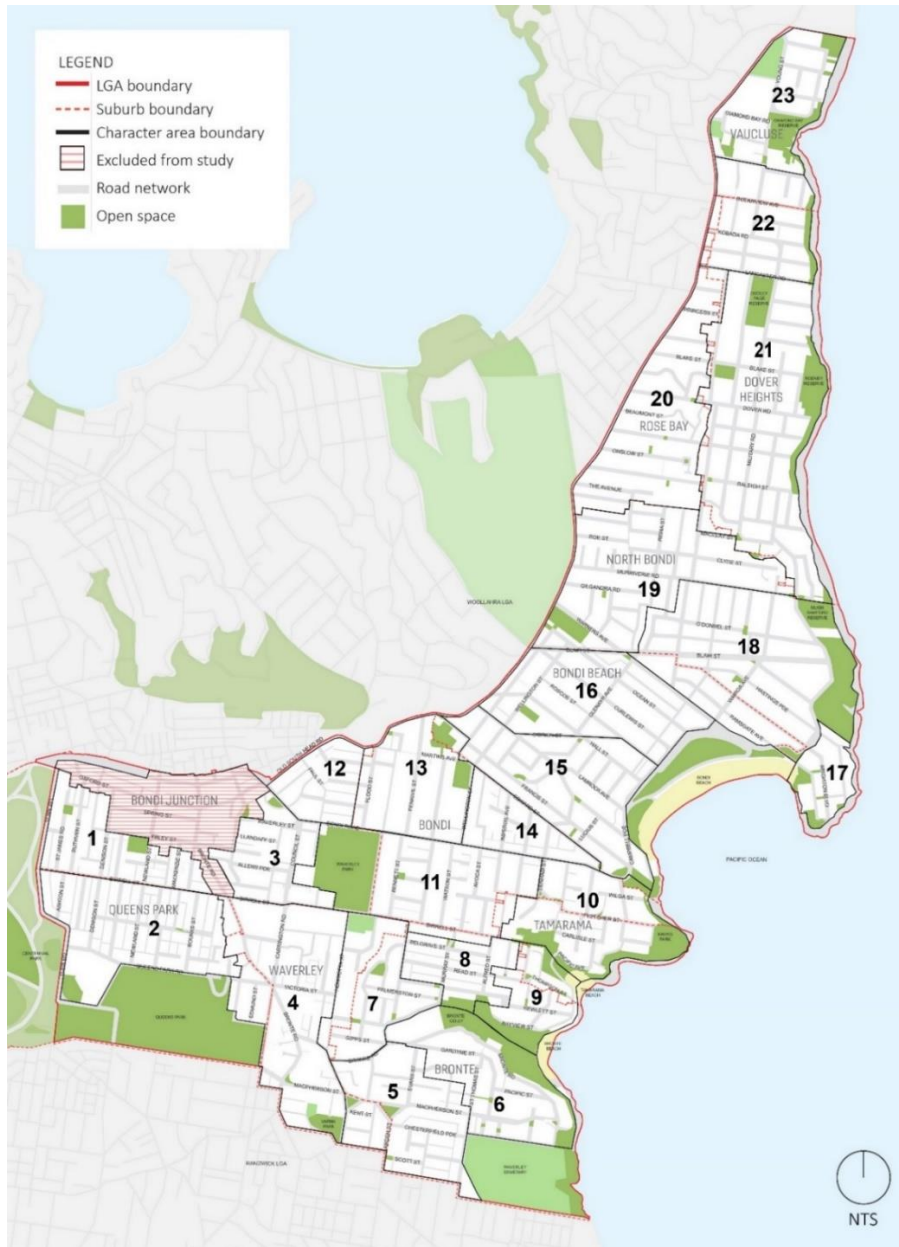


Figure 2. Draft Local Character Areas map.

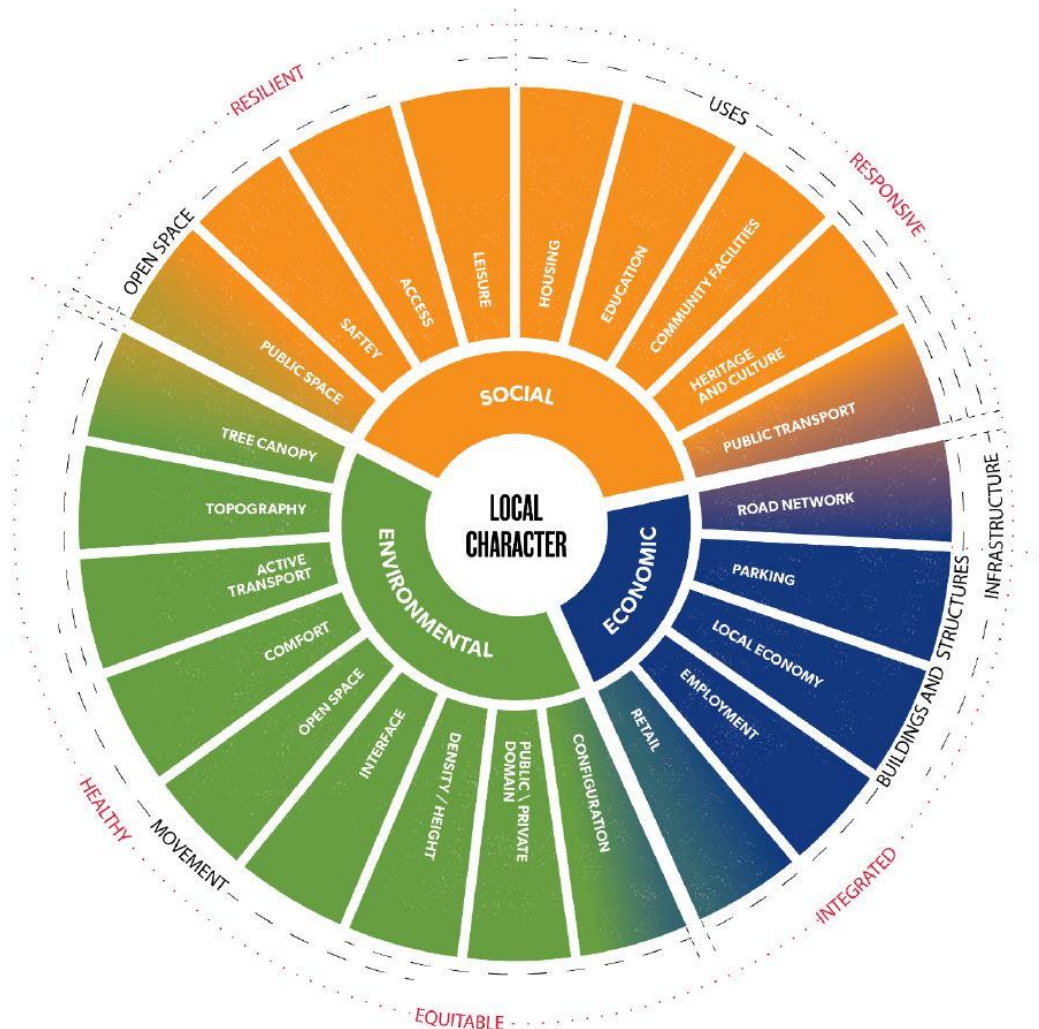


Figure 3. Local Character Wheel, DPIE, 2019.

Waverley's approach to strengthening local character in the LGA

Currently local character is considered by strategic studies such as the Waverley LHS and draft VCS and addressed at the development assessment stage through the WDCP. Where an area's character has been identified as being important in the local character study and through community consultation, there is the opportunity to incorporate additional design objectives and controls in the LEP or DCP to elevate the consideration of local character. It is anticipated that any changes to planning controls would only apply to focussed areas (such as certain streets or blocks), within the identified local character areas. Similarly, it is not expected that all character areas will warrant changes to the LEP or DCP.

Any changes to the LEP or DCP will represent a considered policy response to planning for character in the Waverley LGA. Changes may be undertaken as part of the comprehensive review of the LEP and DCP, or they may be undertaken as separate amendments. The following options will be considered:

- Waverley LEP

- Option 1: Objectives and Development Standards review
Review and update the Waverley LEP, where required, to ensure zones, objectives and development standards align with the local character study outcomes and the desired future character of an area. An amendment to the LEP would be facilitated by a planning proposal, and subject to the agreement of the DPIE.
- Option 2: Inclusion of Local Character Overlays (optional)

The DPIE is proposing amendments to the Standard Instrument (Local Environmental Plan) Order 2006 (SILEP) to introduce a Local Character Overlay (LCO) to strengthen local character and give its consideration legal weighting. The optional LCO would introduce a map layer and associated clause in an LEP identifying specific character areas. Development proposed in these areas would be required to address a Council's local character aspirations and development controls, as outlined in the local character study and / or DCP. It is noted that at the time of writing there is no commitment to the standard SILEP clause by DPIE.

The implementation of LCOs within the Waverley LEP will be investigated for areas which require additional direction to manage change whilst maintaining and enhancing local character. It is noted that an LCO will not be warranted for all LCAs, or even the entirety of a local character area identified within the Local Character Statements. It is more likely that an LCO would apply at a geographical level of a block or street. An amendment to the LEP would be facilitated by a planning proposal, subject to approval by the DPIE. The planning proposal would need to address and satisfy a state-wide set of criteria and be supported by detailed analysis.

- Waverley DCP

- Option 1: Objectives and development controls review

Council will review and update the WDCP, where required, to ensure development objectives and controls align with the local character study and the desired future character of an area. This review would also include existing WDCP Special Character Areas (SCAs), such as the Bondi Beachfront Area and Ben Buckler.

- Option 2: Inclusion of Local Character Areas (optional)

The WDCP has the capacity to include a character statement or character description which would establish the context for development in a particular area. Council will investigate the amendment of existing SCAs or inclusion of new SCAs, with associated design objectives and controls, within the WDCP. It is anticipated that not all local character study areas identified in this draft Discussion Paper would warrant inclusion in the WDCP.

Local character and heritage

'Heritage and local character are often intrinsically linked, and individual places can be heavily influenced by their existing built or natural environment, creating a rich tapestry from which to build. Rather than create a distinction between past and present, heritage can be used as a foundation of local character' (Justin Hewitt, Local Character and Place Collection, 2019, p.19).

Heritage and local character are intrinsically linked, however there remain important differences between areas or items of heritage significance and areas of local character, in terms of the assessment process and current legislative status, within the planning system.

A Heritage Conservation Area (HCA) is an umbrella term with specific Conservation Areas sitting below them. For example, an 'Urban Conservation Area' (a HCA with special architectural or historic interest that includes built form) and a 'Landscape Conservation Area' (a HCA that contains significant landscape/parklands etc.). Heritage items are buildings, archaeological remains, trees etc. that is an exemplar of its type.

HCAs or heritage items are assessed against the criteria set out in the NSW Heritage Manual, with reference to the national best-practice standards contained in the Burra Charter (Australia ICOMOS, 2013), to determine whether it has heritage significance and therefore warrants listing. Areas and items of heritage significance within the Waverley LGA are identified in Schedule 5 of the WLEP.

If a building is included within a HCA or if it is individually heritage listed, it does not mean that works proposed to the building are not possible. What it does mean is that any proposed changes to the building may require a heritage exemption or a development application (DA) to Council with a Heritage Impact Statement included, as specified in cl.5.10 of the WLEP and Part B9 of the WDCP. It also means that Exempt and Complying Development, for example under the Codes SEPP, cannot be undertaken on a building within an HCA or that is individually listed.

Local character is much broader than heritage. Each Council is free to choose how to undertake a local character study, using the DPIE's *Local Character and Place Guideline* as a guide. Local character considerations go beyond historic and built form considerations to include all elements that contribute to the look and feel of an area including the public and private domains, including topography, vegetation, streetscape, activity types. Character elements of an area could be wide verges, leafy streets, dwelling typologies, styles or materials, consistent setbacks, significant views, etc. – these may have nothing to do with heritage.

Further, each Council can choose how to integrate the consideration of local character into the planning framework. Currently, character areas may be included within a standalone local character statement or within a Council's DCP. A DA to Council for new development, if located in a character area, would be required to consider the DCP objectives and controls relating to that area. The opportunity for inclusion of a local character area within a Council's LEP, as a local character overlay (LCO) is still being determined by the DPIE. Therefore, a character area does not have the same legislative weight as a HCA or heritage item.

Identifying an area of local character is not an alternative form of heritage listing. It does not seek to duplicate the detail of the *draft Waverley Council Heritage Assessment 2020*; however, it does utilise the historic narrative to inform the local character statements and to identify areas of character.

Local character and exempt and complying development

State Environmental Planning Policies (SEPPs) are state legislated plans prepared by the NSW Government. They specify planning controls for certain areas and/or types of development. SEPPs have greater weight than Council's plans and policies.

Some SEPPs, including the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP), enable Exempt Development, being development that can be undertaken without approval, and Complying Development, being development that requires a Complying Development Certificate approved by an accredited Certifier under a fast-track assessment process. Types of development can include:

- Construction of a new building (e.g. a dwelling, secondary dwelling, school).
- Alterations and additions to an existing building.
- Demolition of a building.
- Internal alterations (fit-out) of commercial / retail premises.

Exempt and complying Development does not require a DA to Council. Therefore, local design objectives and controls in the WLEP and WDCP do not apply. This includes local character considerations. As such, the application of some design controls under a SEPP can create a potential conflict with the character of an area, in terms of building height, landscaped areas, car parking provision, materiality etc.

Where an area's character has been identified as being highly valued in the local character study and through community consultation, there may be the opportunity to, in limited circumstances, introduce local variations to, or seek a local exclusion from, part of a SEPP, subject to the agreement of the DPIE. It is noted that this approach will not be warranted for all character areas, or even the entirety of a character area.

Further investigation and analysis are required to determine where the application of SEPPs, particularly the Codes SEPP, may result in development that is incompatible with an area's existing character, document the design controls that would result in this incompatibility, and propose alternative controls. This analysis would inform any request to the DPIE for local variations or exclusions. Requests would need to address and satisfy a state-wide set of clear criteria.

While the potential to use local character studies to inform a request for local variations or exclusions has been flagged by the DPIE, at the time of writing no commitments have been made by the DPIE. Council will continue to advocate for greater consideration of local character within State policy.

Recommendations

The following recommendations have been identified in the local character study for further investigation. Figure 4 identifies local character investigation areas that warrant further review. It is noted that these recommendations may support priorities and actions from other strategic studies including the Waverley LSPS and Waverley LHS.

Table 1. Recommendations of local character study and statements.

Recommendation

1. Research and analysis
1.1. Undertake a further review of the local character investigation areas (refer to Figure 4) to identify areas of high character value that may warrant more tailored planning objectives and controls in the WLEP and / or WDCP, or exemption from the Codes SEPP.
1.2. Consider policy development for particular types of development or areas, for example alterations and additions to Inter-War RFBs, local centres
2. Review of local planning policy
2.1. Undertake a review of the WLEP to identify inconsistencies (if they exist) between existing character and desired future character in respect of the zone objectives and development standards, including height of building and floor space ratio.
2.2. Undertake a review of the WDCP to ensure current development objectives and controls align with the local character study outcomes, for example protection of view corridors, alterations and additions to existing dwellings, adaptive reuse, and vegetation coverage, etc.
2.3. Undertake a review of existing WDCP to determine relevancy of existing local character areas and investigate the inclusion of amended or new local character areas, with associated planning objectives and controls (refer to recommendation 1.1)
3. Review of State planning policy
3.1. Undertake a review of the applicability of the Codes SEPP, including the Low-Rise Medium Density Housing Code (LRMDHC), within the Waverley LGA to determine: <ul style="list-style-type: none"> ○ Application of the Code across the LGA (this may involve mapping of Complying Development hotspots, or mapping where the LRMDHC could apply), ○ Inconsistencies between the Code and Council's controls, that may result in an erosion of local character, ○ Whether Council's controls need to be updated to reflect the LRMDHC to promote a Development Assessment pathway, and ○ Whether local variations or exemptions from the Code is warranted.
3.2. Undertake a review of the applicability of the Seniors SEPP within the Waverley LGA to: <ul style="list-style-type: none"> ○ Identify opportunity sites that may warrant tailored planning objectives and controls, and ○ Investigate new controls including zone objectives in the WLEP to encourage seniors housing that is consistent with desired future character.
4. Advocacy
4.1. Continue to work with the DPIE and advocate for greater consideration of local character within State policy, including local variations and exemptions where warranted.

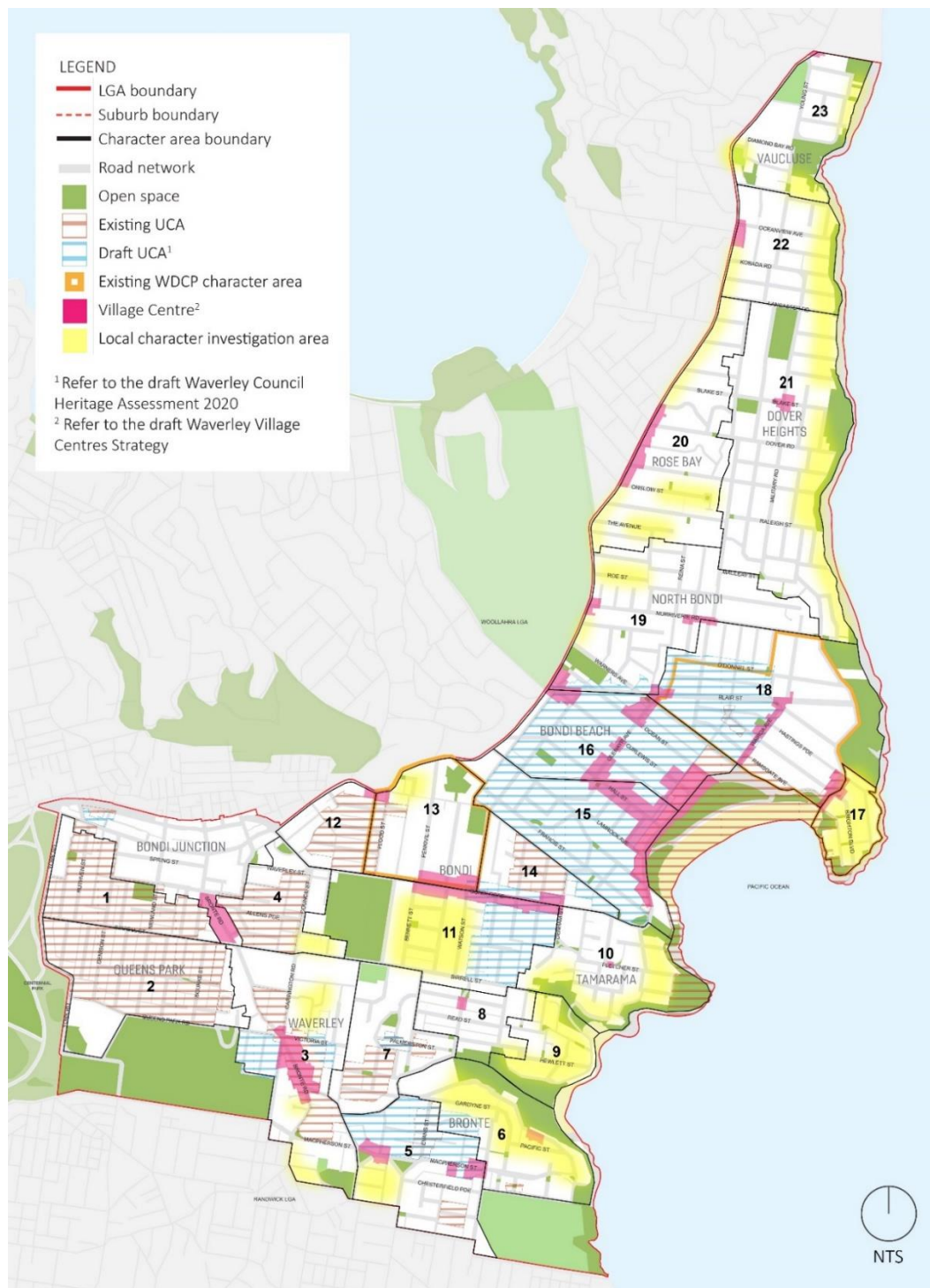


Figure 4. Investigation areas map.

5. Financial impact statement/Time frame/Consultation

Time frame

DPIE has set a time frame of three years for Council to complete the Comprehensive LEP Review, beginning in June 2018 and culminating in June 2021.

<i>Table 2 - Comprehensive LEP Review Process and Timeframes</i>	
Comprehensive LEP Phase	Timeline
Phase 1 – The Health Check	Completed 31 October 2018
Phase 2 – Prepare Draft Waverley Local Strategic Planning Statement	Completed 1 June 2019
Phase 3 – Finalise Waverley Local Strategic Planning Statement	Completed 4 February 2020
Phase 4 – Prepare planning proposal	Underway Environmental studies, including the draft Discussion Paper and draft Local Character Statements, are currently being finalised to inform the draft planning proposal to be completed by late 2020.
Phase 5 – Public exhibition of planning proposal	Early 2021
Phase 6 – Finalisation	June 2021

Consultation

Council undertook extensive community consultation during the preparation of the Waverley Community Strategic Plan , Waverley Local Strategic Planning Statement(LSPS), Waverley Local Housing Discussion Paper, Waverley Architectural Mapping Project , Waverley Local Housing Strategy (LHS) and draft VCS. The feedback received as part of these consultations, including that documented in the *Community Strategic Plan Engagement Report 2018* and *Village Centres Strategy Consultation Summary Report – Engagement August-September 2019*, have informed the preparation of the local character study and draft Local Character Statements.

As part of Phase 1 of the Review, marketing material was developed to attract the community to sign up for project updates on the Have Your Say project page, which will be live for the duration of the Comprehensive LEP Review (until June 2021). Similar channels will be engaged in the public exhibition of the environmental studies, including the draft Local Character Statements to ensure that the project is adequately advertised, and the next level of detail attracts additional public input. Following public exhibition, the draft Local Character Statements will be finalised and reported back to Council for adoption in July / August 2020.

Consultation with the community and other stakeholders will be important in validating the character statements and desired future character objectives. Each Local Character Area has a series of questions for targeted feedback, but the community will also be invited to comment on all elements of the LCS, including the appropriateness of the recommendations.

Financial impact statement

There are no financial implications. The work is programmed within Council's work program and budget.

6. Conclusion

The draft *Waverley Local Character Statements 2020* have been prepared in response to the priorities and actions of the Waverley LSPS and Waverley LHS, which seek to elevate the consideration of local character in planning and decision-making.

The draft Local Character Statements document the outcomes of a local character study, undertaken for 23 defined areas across the Waverley LGA (with the exception of Bondi Junction), and include written and graphic descriptions of the existing and desired future character of each area.

Together with other environmental studies, the draft Local Character Statements will provide an evidence base to inform the review of the WLEP and WDCP undertaken as part of the Comprehensive LEP Review. It will provide a vision, objectives and controls which will guide Council planning and decision making, including assessment of PPs and DAs as well as advocating for local variations and exemptions to State policies.

This report seeks Council's endorsement of the draft Local Character Statements for public exhibition.