

Department of Planning, Housing and Infrastructure

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# Explanation of Intended Effect

47-55 Bunnerong Road, Kingsford – NSW Homes

November 2024



# Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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# 1 Introduction

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## 1.1 Purpose

This Explanation of Intended Effect (EIE) has been prepared by the Department of Planning, Housing and Infrastructure (Department) following a request from Homes NSW to amend Randwick Local Environmental Plan 2012 (Randwick LEP 2012) to facilitate the redevelopment of its existing landholdings at 47-55 Bunnerong Road, Kingsford (Lot 1, DP 433534).

The Department has selected the Rezoning Proposal to progress as a State-assessed planning proposal (SAPP) under the [Department's Rezoning Pathway for Social and Affordable Housing Program](#).

This EIE sets out the proposed planning controls and describes the intended outcomes arising from the proposed changes. The proposed planning controls will enable the delivery of approximately 185 dwellings, including up to 50% as affordable and social housing.

The proposed planning controls will be implemented through a self-repealing State Environmental Planning Policy (SEPP) made under the *Environmental Planning and Assessment Act 1979* (EP&A Act) that will amend the *Randwick Local Environmental Plan 2012* (Randwick LEP 2012).

The EIE is being exhibited in accordance with section 3.30 of the EP&A Act to allow the public to make submissions that will be considered as part of the finalisation of the draft planning controls.

The public are invited to comment on all matters in this EIE and supporting documentation. The EIE and supporting technical studies and documentation can be viewed on the [NSW Planning Portal](#).

### 1.1.1 Prioritising Rezoning that Deliver Social and Affordable Housing Program

The NSW Government is committed to ensuring every person in NSW has access to a safe and secure home. Housing affordability is one of the biggest pressures facing the people of NSW. Responding to the housing crisis is a matter of state and regional significance for planning.

In May 2024, to support the delivery of more social and affordable housing to support those in need, the NSW Government introduced a new clear and streamlined rezoning process for the state's housing agencies (including Homes NSW) to deliver a strong pipeline of social and affordable homes.

More about the program and guidelines can be found on the Department's website:

<https://www.planning.nsw.gov.au/plans-for-your-area/rezoning-pathways-program/rezoning-pathway-for-social-and-affordable-housing>

The Department has carefully considered the proposal's eligibility against the guidelines for the program and has determined that the Rezoning Proposal is suitable to undertake the streamlined rezoning process.

The Rezoning Proposal is considered to meet the eligibility criteria as it:

- The application is made on behalf of Homes NSW
- The project was not subject to an active application within the planning system
- The proposal is aligned with state and national housing priorities, being the delivery of new social and affordable housing
- The proposal was well advanced in preparation and capable of being lodged within 60 days of feedback from the Department
- The proposal is consistent with relevant legislation, policies and ministerial directions.

### 1.1.2 Site Description and Surrounding Context

The SAPP pertains to land at 47-55 Bunnerong Road, Kingsford, which is legally described as Lot 1 DP433534. The total site area is approximately 6,052m<sup>2</sup>. Existing development at the site consists of eight, three-storey walk up residential flat buildings constructed in the 1940s containing 60 social housing dwellings owned and managed by NSW Land and Housing Corporation (LAHC).

The site is bound by Anderson Street to the south, Bunnerong Road and the Daceyville Heritage Conservation Area (HCA) to the west, and vacant land and a substation to the north and east of the site (owned by Energy Australia) (see Figures 1 and 2 below).

Surrounding development to the west and south is low density and includes the Daceyville HCA which is identified as the first 'garden suburb' to be designed and developed in Australia. Development in the surrounding Kingsford Housing Investigation Area (HIA) permits development up to 5 storeys and further to the north, development in the Kingsford Town Centre includes existing development up to 17 storeys.

The site is well located approximately 300m south of the Kingsford Town Centre and Kingsford Juniors Light Rail Station. The site is also located in proximity to public open spaces including Dacey Gardens and Haig Park.

Under the Randwick LEP 2012 the site is currently zoned R3 Medium Density Residential, a maximum building height of 12m and floor space ratio (FSR) of 0.75:1.



Figure 1: Aerial image of 47-55 Bunnerong Road, Kingsford (Source: Nearmap)



Figure 2: Site Context Map (Source: Nearmap)

## 1.2 Strategic context

### 1.2.1 Kingsford South Housing Investigation Area and Deferral

The site is located within the Kingsford South Housing Investigation Area (HIA) (Figure 3).

The Kingsford South HIA was previously progressed as part of Randwick's Comprehensive Planning Proposal (PP-2021-4267), which sought to increase the maximum building height from 12m to 16.5m (5 storeys) and increase the FSR from 0.75:1 to 1.6:1.

Council resolved to defer the subject site from the planning proposal to allow NSW LAHC to prepare a site-specific proposal to consider whether additional height and density could be accommodated at the site. The site was removed from the proposal as a post-exhibition change with the amendments to the wider Kingsford South HIA being finalised in September 2023.

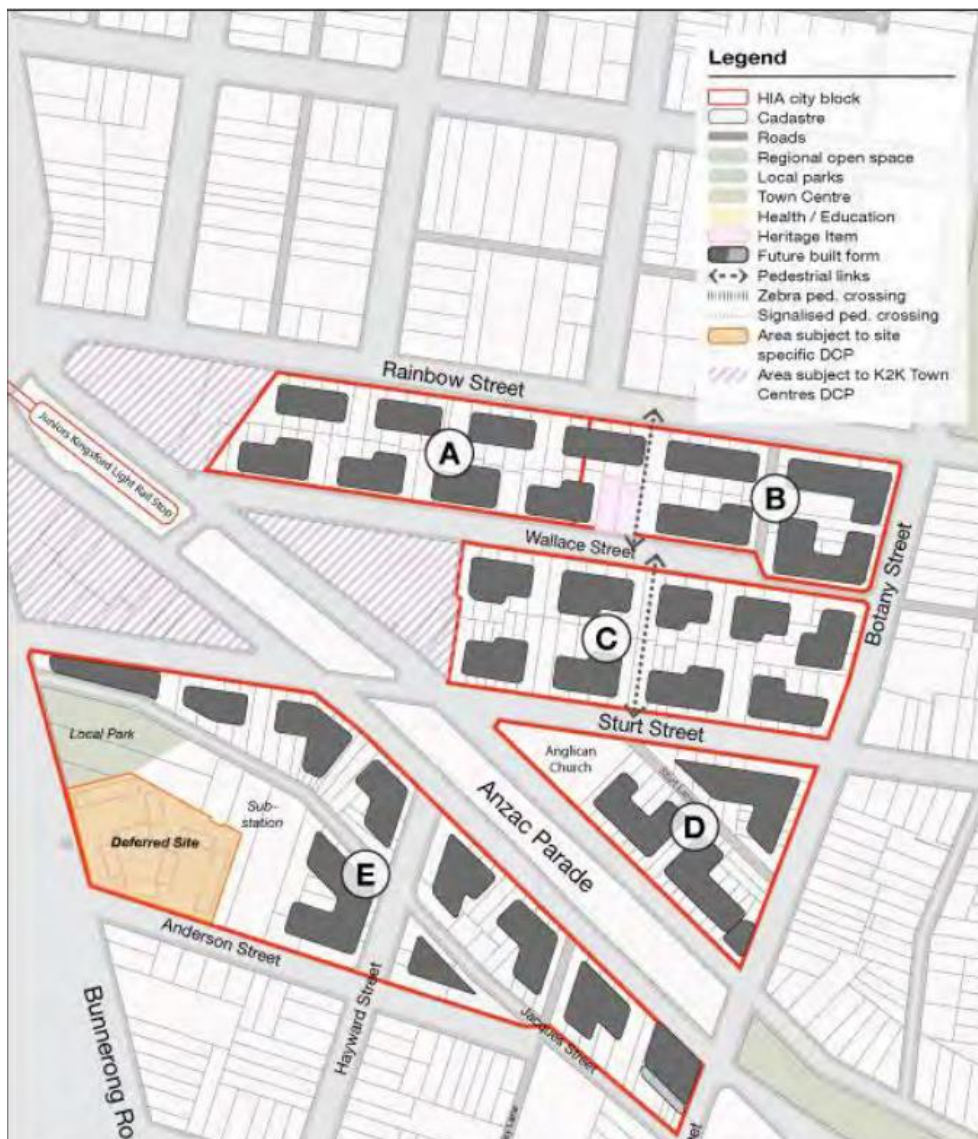


Figure 3: Kingsford South HIA (Source: Randwick DCP)

## 2 Proposed planning control amendments

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### 2.1 Objectives and Intended Outcomes

The SAPP, which will be given effect through a SEPP instrument, that will amend the planning controls that apply to the site under the Randwick LEP 2012.

The proposed SEPP amendments are intended to introduce new planning controls for the site facilitate the renewal of existing social housing at the site to deliver 185 new dwellings, including up to 50% as social and/or affordable housing.

The objectives of the Rezoning Proposal are to:

- Deliver increased housing supply on a large site in single ownership, within an identified housing growth area.
- Facilitate increased housing supply, including social and affordable housing in a location with excellent access to existing infrastructure and services including public transport, employment, health and education and open space.
- Renewal of existing aged social housing, increasing the number of social housing dwellings on site and ensuring a mix of housing and tenure is supplied to meet the needs for local housing and the community.
- Retain amenity to existing surrounding residential uses and the Daceyville HCA through the development of an appropriate built form.

The proposed SEPP amendments to the Randwick LEP 2012 are described below.

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### 2.2 Proposed Mapping Amendments

#### 2.2.1 Maximum Building Height

The proposal seeks to amend the Height of Buildings Map to increase the maximum building height from 12m to 28m, permitting up to approximately 8 storeys.

The proposed height increase is intended to accommodate additional height at the site to enable the delivery of additional housing, particularly social and affordable housing supply.

An extract of the proposed LEP map is provided below at Figure 4.

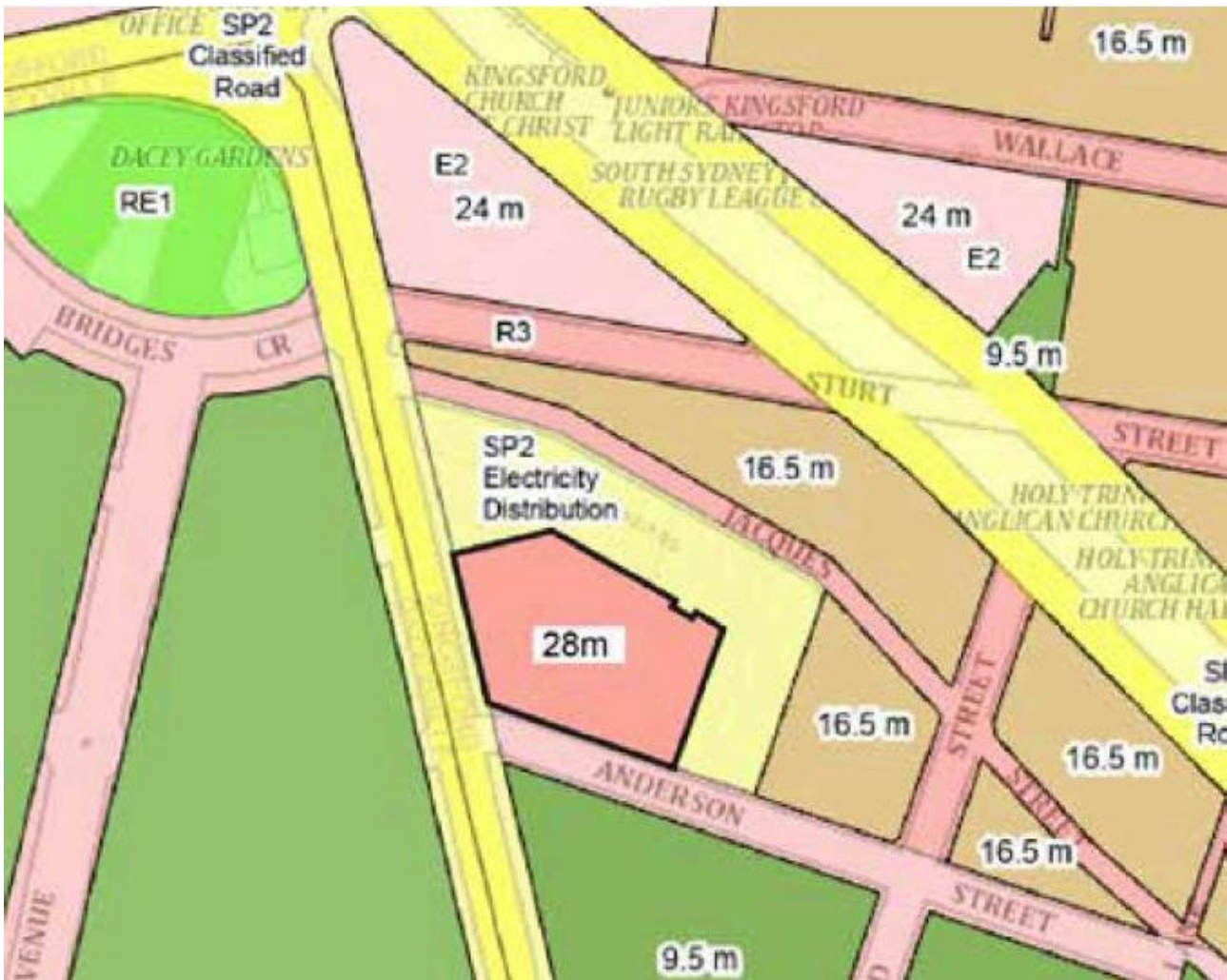


Figure 4: Proposed Height of Buildings Map (Source: FPD Planning)

### 2.2.2 Floor Space Ratio

The proposal seeks to amend the Floor Space Ratio Map (FSR) to increase the maximum FSR control from 0.75:1 to 2.7:1.

The proposed increase in FSR is intended to facilitate the development of additional density at the site to permit the delivery of additional housing, particularly social and affordable housing supply.

An extract of the proposed LEP map is provided below at Figure 5.



Figure 5: Proposed Floor Space Ratio Map (Source: FPD Planning)

## 2.3 Site Specific Provisions

The proposal will introduce a site-specific clause which will require a minimum floor space to be used for the purposes of affordable and social housing at the site.

The minimum social and affordable housing contribution has yet to be determined at this stage and will be negotiated between Homes NSW and the Department as the proposal progresses.

# 3 Infrastructure funding and delivery

Contributions will be provided towards local and state infrastructure, including community facilities and open spaces, as part of future development.

## *Local contributions*

Local contributions will occur in accordance with Randwick Council's Section 7.12 Contributions Plan 2024 which levies development contributions for development applications where the cost of works is over \$100,000 in the Randwick LGA.

These contributions are utilised towards providing public amenities and local infrastructure including public parks, local road improvements, community centres and other services.

## *State contributions*

A Housing and Productivity Contribution (HPC) applies in the Greater Sydney, Illawarra Shoalhaven, Lower Hunter and Central Coast regions. Contributions collected help to deliver essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The contribution applies to development applications for new residential, commercial and industrial development (including complying development and state significant development). The contribution will apply to the private dwellings.

Where a contribution is required, this is determined by certifiers and the consent authority.

## 4 Consultation

The Department will collaborate with key State Government agencies and stakeholders throughout the assessment of the SAPP and consult with Council at key stages of the proposal.

Homes NSW has consulted with Council in the preparation of the planning proposal package and held discussions with key stakeholders including Transport for NSW and Ausgrid to brief them on the proposal.

The public exhibition of the SAPP will provide a formal consultation period for the community, Council and agencies to make submissions.

The Department will publicly exhibit the SAPP on the NSW Planning Portal. During this time the public is encouraged to view the proposal documents and provide formal feedback through a submission.

As Home NSW is the applicant, it will lead the public consultation activities during the public exhibition period.

## 5 Next steps

Following public exhibition, the Department will consider all matters raised in submissions.

The final proposed changes will be forwarded to the Minister for Planning and Public Spaces for consideration and approval, at which time the proposed amendments will then need to be considered and approved by the Governor-in-Executive-Council.

The SAPP is expected to be finalised in mid-2025.