



Draft Development Control Plan Amendment

47-55 Bunnerong Road, Kingsford

Prepared on behalf of: NSW Land and Housing Corporation

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Document control

Authors

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Project summary

Applicant	NSW Land and Housing Corporation
Applicant's address	Level 4, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Land to be developed	47-55 Bunnerong Road, Kingsford
Legal description	Lot 1 DP433534
Project description	Draft Development Control Plan Amendment

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1 Introduction

1.1 Land to which the part applies

The following site-specific controls apply to land at 47-55 Bunnerong Road, Kingsford, identified in Figure 1. The subject site comprises 1 lot and is known legally as Lot 1 in DP 433534.

The site-specific provisions in this Part provide additional controls to guide development at 47-55 Bunnerong Road.

This Section of the DCP should be read in conjunction with the overall Randwick DCP sections:

- Part A – Introduction
- Part B - General Controls
- Part E7- Housing Investigation

Where there is an inconsistency between this Part and any other Part of the Randwick DCP, this Part applies to the extent of the inconsistency.

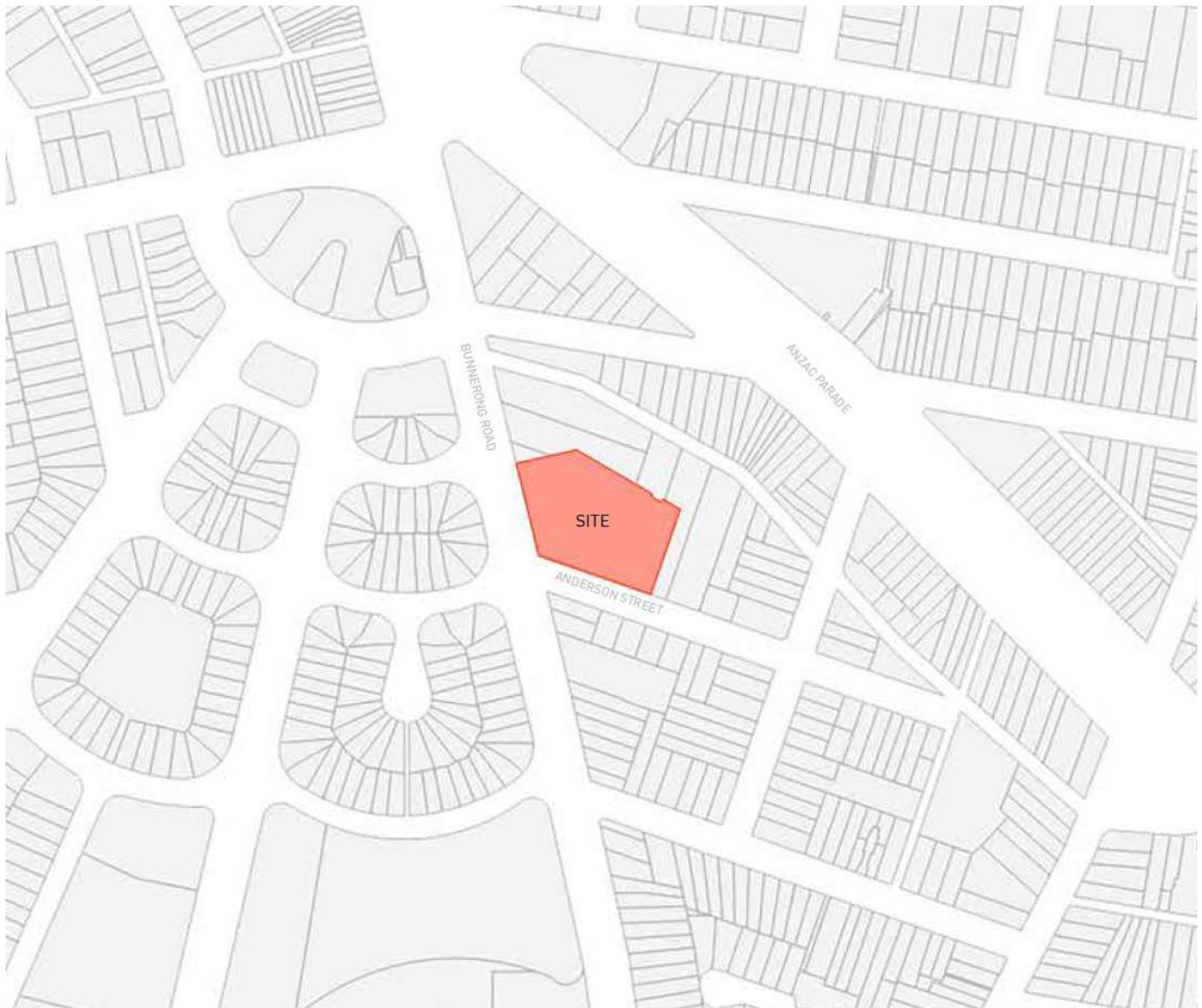


Figure 1: Land to which the plan applies (Source: PTW)

2 Planning principles

The Planning Principles for the site are:

- 1) To provide for a high-quality residential development.
- 2) To strengthen the character of the local area through well-designed buildings and spaces that respond to the heritage, built form and landscape context of the area.
- 3) To ensure the design of buildings provides highly articulated built form with a diversity of heights, setbacks, and architectural style within the site.
- 4) To ensure excellent residential amenity through the design and layout of buildings and communal open space.
- 5) To provide a high level of permeability and residential activation through the design of the building entries, communal open space and ground floor apartments that address the street.
- 6) To protect the amenity of neighbouring properties by minimising overshadowing.
- 7) To build on the landscape character of the site with generous building setbacks to support the retention of significant trees and new tree planting along Bunnerong Road and Anderson Street.
- 8) To provide a high level of deep soil, tree canopy cover and enhanced landscaping for resident and visitor amenity.
- 9) To provide appropriate access and car parking arrangements which is located to minimise streetscape impacts and impacts on the surrounding road network.

The Indicative Layout and Master Plan for the site is illustrated in Figure 2.



Figure 2: Indicative Site layout and masterplan (Source: PTW)

3 Site specific development controls

3.1 Height and built form

Objectives

- To integrate new buildings with the surrounding area through appropriate setbacks, building articulation and transition in building height within the site.
- To provide a highly articulated built form with varied heights and setbacks that provide a diverse series of building elements that respond to the surrounding built form and landscape context.
- To locate buildings to ensure that significant trees can be retained.
- To minimise overlooking and overshadowing on neighbouring properties.

Controls

- The maximum number of storeys is to be generally consistent with Figure 3.
- Street setbacks and upper-level setbacks are to be provided as shown in Figure 3.
- Provide upper-level setbacks in accordance with Figure 3 to ensure buildings provide a transition and appropriately scaled interface to adjoining properties and public domain.
- Building setbacks are to be provided in accordance with Figure 3 to ensure the retention of three high value trees along the Bunnerong Road frontage and ensure the retention of existing street trees on Anderson Street.
- Setbacks are to be landscaped and provide sufficient space for new tree plantings.

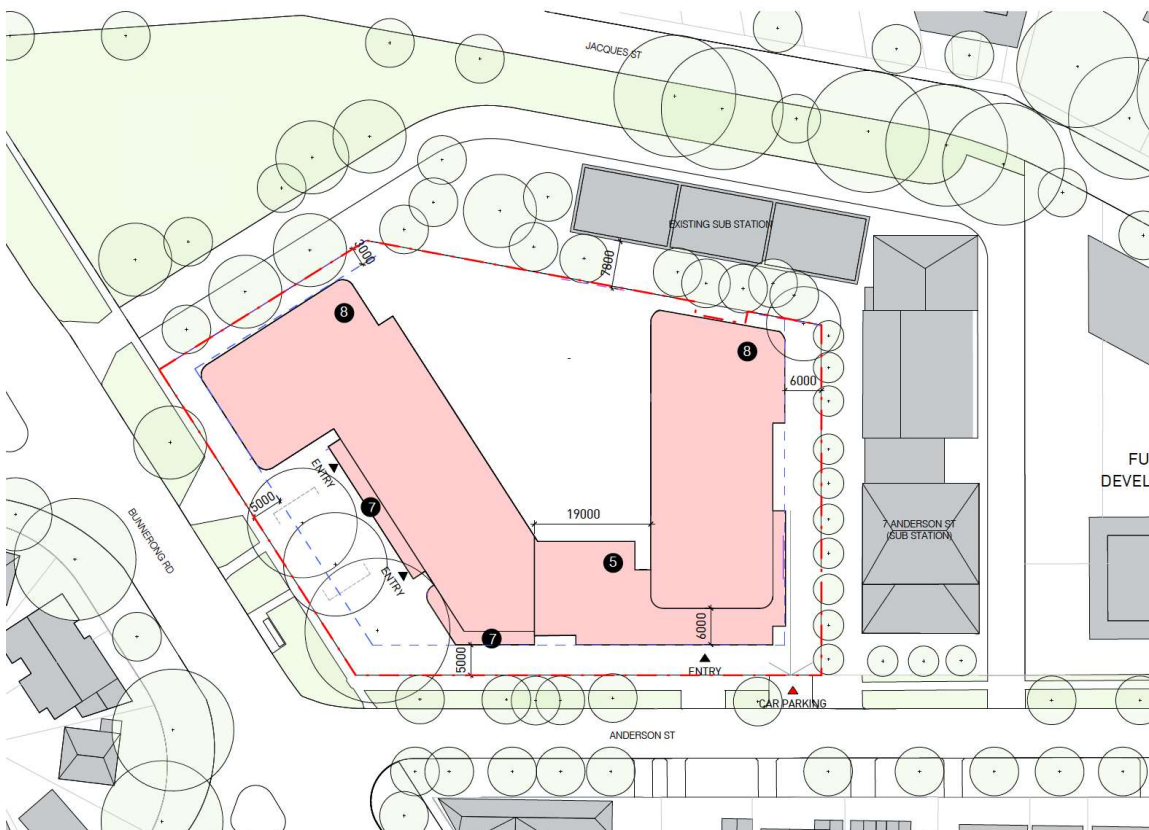


Figure 3: Indicative building layout and setbacks (Source: PTW)

3.2 Building design

Objectives

- a) To ensure that buildings have a high-quality appearance and enhance and activate communal open space areas and the public domain.
- b) To ensure buildings provide a transition in scale, provide modulation and diversity of form and address key street frontages.

Controls

- a) Development is to deliver high-quality built form, using consistent standards of design, construction, materials and finishes for all dwellings.
- b) Buildings are to be designed to define and address both Bunnerong Road and Anderson Street.
- c) Building design should respond to the built form, landscape, and heritage context of the local area through architectural details, materials and finishes.
- d) Provide ground floor apartments along Bunnerong Road and Anderson Street to enhance residential activation and amenity.
- e) Multiple building entries and pedestrian links for residents should be provided through the site to enhance permeability and resident access to buildings and communal open space areas.
- f) Integrate building design and landscaped setbacks on all street frontages to provide an attractive street interface that reflects local character.
- g) Provisions outlined in the following Parts of Part E7 of the DCP do not apply to dwellings to be used as social housing and affordable housing:
 - i) Part C Section 10 Housing Mix

3.3 Landscaping and open space

Objectives

- a) To provide high amenity communal open space for residents and workers on the site.
- a) To provide landscaping that supports substantial trees as well as a diverse range of planting, including native species.
- b) To support a rich landscape with tree planting, deep soil and landscaped setbacks.
- c) To allow for the retention of significant trees along Bunnerong Road and Anderson Street.

Controls

- 1) Development is to achieve a minimum of 20% of the site area as deep soil.
- 2) A minimum of 25% of the site area is to be provided as ground floor communal open space in accordance with the design criteria in the Apartment Design Guide.
- 3) Communal open space should be located to maximise amenity and provide for a range of spaces and uses for future residents.
- 4) Development on the site must achieve a minimum canopy cover of 25% of the site and surrounding streets (to be measured to the midline of the adjacent streets).

- 5) Roof top communal open space and landscaping should be provided where possible.
- 6) Development is to provide for the retention of trees in accordance with Figure 4.

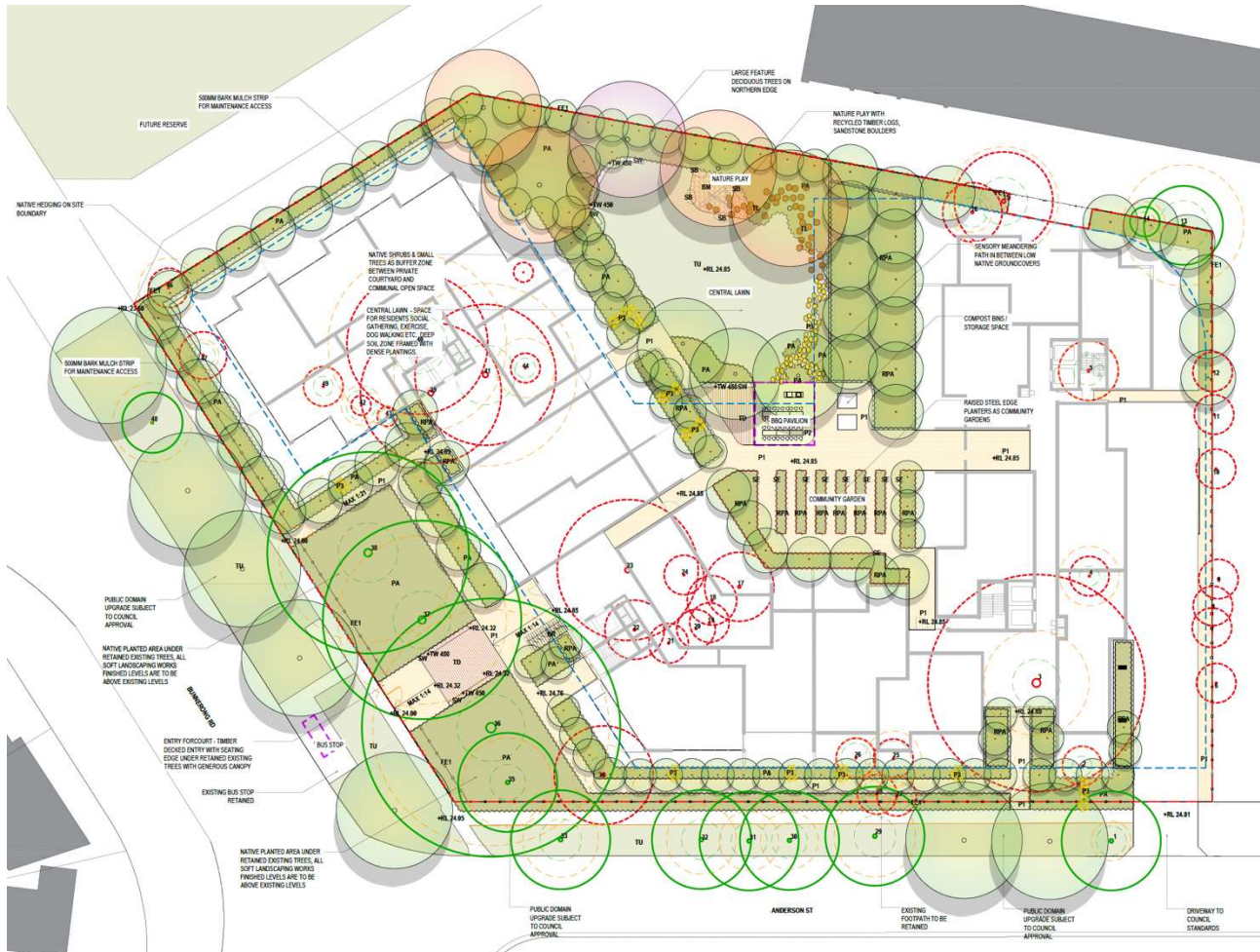


Figure 4: Indicative landscaping concept and tree retention (Source: Land and Form)

3.4 Parking and access

Objectives

- a) To enhance connectivity and encourage public and active transport use.
- b) To ensure safe and efficient access to and from the site.
- c) To minimise the extent of basement area.

Controls

- a) Vehicular access to the site is to be located on Anderson Street. The preferred basement entry location is shown in Figure 5.
- b) No vehicular access is to be provided from Bunnerong Road.
- c) Access to the site is to ensure that the safety and amenity of pedestrians and cyclists is not compromised.

- d) The basement access is to be integrated with the design of building to minimise streetscape impacts.
- e) The extent of the basement area is to be minimised to provide opportunities for deep soil and tree canopy within the site.
- f) The provision of car parking must comply with the rates in Section 19 'Transport, parking & access' in Part E7 Housing Investigation Areas.

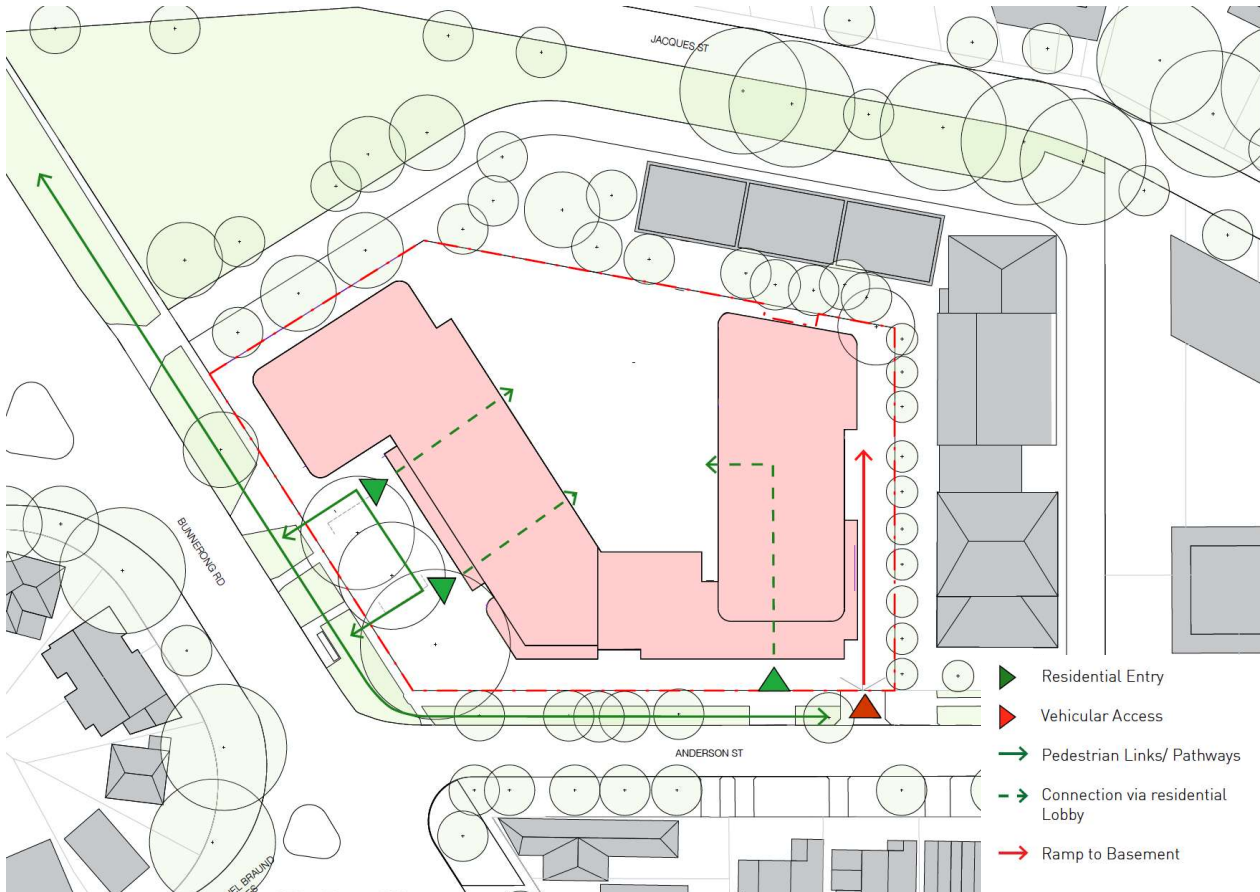


Figure 5: Preferred access and basement location (Source: PTW)