

3 March 2025

TfNSW Reference: SYD25-00158/01

Ms Kiersten Fishburn
Department of Planning Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Ms Bailey Williams

**STATE ASSESSED REZONING PROPOSAL – 47-55 BUNNERONG ROAD,
KINGSFORD**

Dear Ms Fishburn

Transport for NSW (TfNSW) appreciates the opportunity to provide comments on the above State Assessed Rezoning Proposal as referred to us via an email dated 7th February 2025.

TfNSW notes that the Rezoning Proposal seeks an amendment to the Randwick Local Environmental Plan (LEP) 2012 relating to the site at 47-55 Bunnerong Road, Kingsford as below:

- Increasing the maximum height of buildings from 12m to 28m.
- Increasing the maximum floor space ratio from 0.75 to 2.7:1.
- No change to the R3 Medium Density Residential zone, which permits residential flat buildings with consent.

The Planning Proposal seeks to facilitate renewed social housing and increased housing supply in a highly accessible location in the Kingsford South Housing Investigation Area – an area identified for significant renewal and housing growth. The Rezoning proposal has the potential to facilitate 185 dwellings at the site with up to 50% affordable housing.

TfNSW has reviewed the submitted documentation and provides comments in **Attachment A** for the Department's consideration.

Should you have any questions or further enquiries in relation to this matter, please contact Ashish Tamhane via email: development.sydney@transport.nsw.gov.au

Yours sincerely,



Carina Gregory
Senior Manager Strategic Land Use (Eastern)
Transport Planning
Planning Integration and Passenger

Attachment A –State Assessed Rezoning Proposal

- All vehicular and service access must be located off Anderson Road and as far as possible from the intersection of Anderson Road / Bunnerong Road.
- All existing driveways on Bunnerong Road are to be removed and replaced with integral kerb and guttering as per TfNSW requirements.
- Consideration should be given to implement measures to reducing the reliability on car usage for residential units in areas well serviced by public transport options such as the location of the subject site.
- Swept paths plans should be submitted to Council demonstrating the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site in forward direction and are able to manoeuvre through the site, and internal roads (with parked vehicles) in accordance with Austroads requirements. The swept path analysis should include details of lane lines, kerb & gutter, and centre lines.
- The site is optimally located within walking distance of public transport including high frequency bus services on Bunnerong Road and light rail services at Kingsford Junior Light Rail stop (approximately 350m away) and the Kingsford town centre. Transport therefore requests consideration is to be given to the introduction of maximum parking rate provision, in particular for private use to encourage the mode shift to public and active transport modes in the locality.
- Given the ambition and opportunity for people to walk to destinations and access nearby public transport connections, the development should consider **TfNSW's Walking Space Guide** to ensure improvements in walkability and permeability for pedestrians to ensure adequate walking, buffer and waiting space, considering the projected growth.