



RIVERWOOD STATE SIGNIFICANT PRECINCT

Explanation of Intended Effect

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Introduction

The NSW Land and Housing Corporation (LAHC) seeks to transform the existing social housing estate at Riverwood into a modern mixed tenure community of dwellings supported by new infrastructure and a high-quality public domain.

LAHC has led a detailed master planning process in consultation with the Department of Planning and Environment (DPE), City of Canterbury-Bankstown Council, Georges River Council, Government Architect NSW, the Greater Cities Commission (GCC), the local community and other government agencies.

This Explanation of Intended Effect (EIE) has been prepared as part of the investigations to rezone the Riverwood Estate. It sets out the proposed planning controls and reflects the intended outcomes arising from the master planning process for the Riverwood Estate.

This EIE is being exhibited in accordance with section 3.30 of the *Environmental Planning and Assessment Act* (EP&A Act) to allow the public to make submissions that will be considered as part of the assessment of the proposed planning controls. It outlines proposed changes in planning controls for the Riverwood State Significant Precinct (SSP) (shown in **Figure 1**), which will be contained in *Canterbury Local Environmental Plan 2012* (Canterbury LEP).

LAHC's proposed masterplan has been designed to deliver approximately 3,900 dwellings, in a mixed community of social and private dwellings on site over the next 15-20 years subject to further assessment. A component of local employment is also proposed along with new public domain and open space areas.

A final recommendation for the Riverwood SSP will be made by the Minister for Planning based on the outcomes of a merit assessment undertaken by DPE, taking into consideration feedback from the community, the councils and relevant government agencies. All comments received during the exhibition of Riverwood SSP Rezoning Proposal will be considered in finalisation of the precinct.

This EIE should be read in conjunction with the proposed masterplan and other supporting exhibition documentation prepared by LAHC at <https://www.planning.nsw.gov.au/riverwood>



Figure 1 – Boundary of the Riverwood State Significant Precinct (SSP)

Riverwood SSP Rezoning Proposal

The proposed vision for the Riverwood SSP is to provide a master planned precinct with increased housing supply, diversity and affordability as well as the opportunity to facilitate better social and economic outcomes for residents with access to transport, employment, improved community facilities and open spaces.

LAHC has prepared a proposed master plan for the Riverwood SSP (refer to **Figure 2**) that seeks to outline the intended future redevelopment of the site to deliver:

- approximately 3,900 dwellings (including potential replacement of up to 1,019 the existing social housing dwellings), ranging between three storeys (12 metres) and 12 storeys (41 metres);
- two distinct neighbourhoods, the Roosevelt Urban Park Precinct and the Garden Apartment Precinct;
- 4.8 hectares of open space (including almost 2.4 hectares of new open space) comprising five parks, including two large new local open spaces – Roosevelt Park (1 ha) and the Community Greenway (0.5 ha);
- over 4,800 square metres of non-residential floorspace for local shops, cafes and services including childcare and health care services with flexibility to provide additional retail and commercial uses in the future if required; and
- community space and facilities, including the potential for a new multi-purpose community hub co-located with new open space, close to the existing Riverwood Public School.

Whilst it is acknowledged that the master plan may evolve and change over time, LAHC has committed to ensuring that future development is undertaken in accordance with the proposed structure plan, as shown in **Figure 2**.



Figure 2 – Vision and Master Plan Summary for the Riverwood SSP

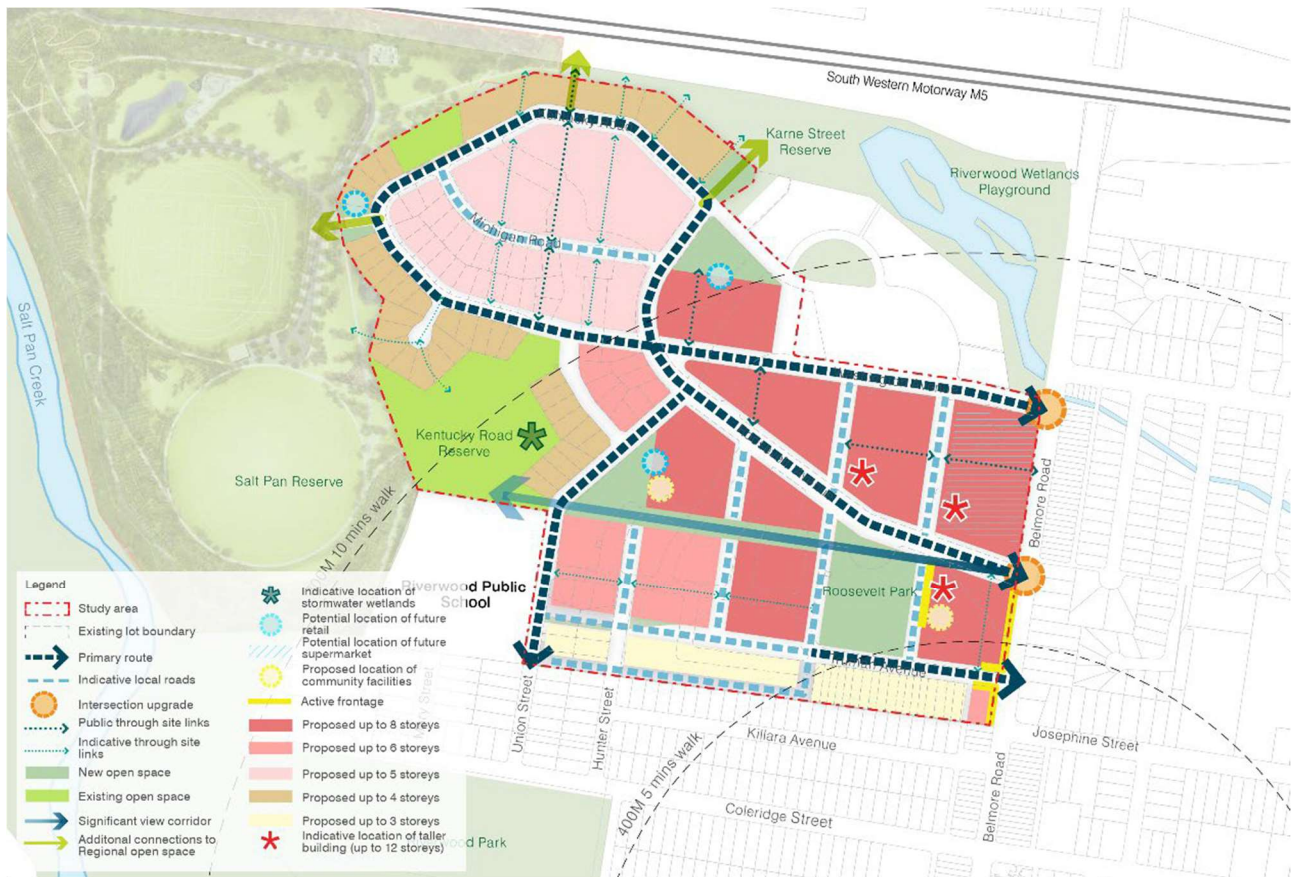


Figure 3 – Proposed Structure Plan for the Riverwood SSP

Overview of proposed amendments

The development standards outlined in this EIE will be implemented through the drafting of a self-repealing State Environmental Planning Policy (SEPP) under Section 3.29 of the *Environmental Planning and Assessment Act 1979*.

The SEPP will amend the relevant Local Environmental Plan (LEP) that applies to the site at the time of rezoning, which may be the *Canterbury Local Environmental Plan 2012* (Canterbury LEP 2012) or the new Consolidated Canterbury-Bankstown LEP, and the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP).

The proposed amendments seek to:

- Rezone land throughout the site to R4 High Density Residential and RE1 Public Recreation, and B2 Local Centre along Belmore Road to create employment opportunities
- Increase the maximum building height from 8.5 metres to a range of heights between 13 metres and 41 metres
- Provide for a range of floor space ratios from 0.9:1 to 2.5:1
- Apply an 'Active Street Frontage' provision to promote activity for ground floor street frontages along Belmore Road
- Include the Riverwood SSP on the Key Sites Map or Special Provisions Map
- Include site-specific provisions that only apply to land within the mapped precinct, seeking to address the following matters:
 - provision of social housing on the site subject to further detailed assessment and analysis
 - Provision of infrastructure to support the redevelopment of the precinct

- Establish a minimum lot size and lot width for a range of residential dwelling types
- Ensure consistency of future development with the Riverwood Estate Development Control Plan and/or Design Guide
- Achievement of Design Excellence for certain types of development within the precinct
- Amend Schedule 1 Additional Permitted Uses of LEP 2012 to permit Residential Flat Buildings on the part of the site being rezoned to B2 Local Centre and permit certain commercial uses on selected sites in the R4 High Density Residential zone.
- Amend the Planning Systems SEPP to include the Riverwood SSP on the State Significant Development Sites Map. This will facilitate the application of section 10 of Schedule 2 of the Planning Systems SEPP to ensure that State Significant Development (SSD) processes apply to development carried out by or on behalf of LAHC with a capital investment value (CIV) of more than \$30 million to enable implementation of the master plan.

Objectives and Intended Outcomes

The primary objective of the proposed amendments is to guide the renewal of the Riverwood SSP, generally in accordance with the master plan, place strategy and supporting technical studies provided in the Riverwood SSP Rezoning Proposal <https://www.planning.nsw.gov.au/riverwood>

LAHC's proposal aims to embed improved urban design, sustainability and place outcomes for the precinct.

The proposed planning controls for the Riverwood SSP seek to deliver approximately 3,900 dwellings, including the replacement of up to 1,019 of the existing social housing dwellings on site with fit for purpose new social housing to meet the needs of the tenants. The proposed rezoning and planning controls will also provide opportunities for employment, community facilities, local parks and open space areas as well as improved connectivity and overall public amenity throughout the precinct.

The proposed planning framework will be supported by a Riverwood Estate Development Control Plan (DCP) and/or Design Guide, which is being exhibited concurrently with this EIE. The DCP includes built form and urban design provisions to ensure high quality development can be delivered. The DCP also includes the requirement for the preparation of a staging plan to consider precinct-wide strategies, such as tree canopy, sustainability outcomes, infrastructure, water management and active transport links.

The relevant LEP is proposed to include a requirement that future development be carried out in accordance with the Riverwood Estate DCP and/or Design Guide. This requirement will apply to all authorities assessing development applications, including SSD applications considered by the Minister or local Development Applications considered by Council or the Sydney South Planning Panel.

The proposed planning framework aligns with current Government policy and will contribute to the delivery of housing (including social and affordable housing) and employment targets set out in the Greater Sydney Region Plan and South District Plan.

Proposed Amendments

Appendix A details the existing planning controls under Canterbury LEP 2012 that apply to Riverwood Estate and includes excerpts from Canterbury LEP 2012 maps. This section details the proposed amendments to the relevant LEP that may apply to the local government area (LGA).

Key Sites or Special Provisions Map

The Key Sites Map or Special Provisions Map will be amended to include the precinct as a key site where site-specific provisions apply. It is proposed to include the precinct as a key site in the relevant LEP.

Land Zoning

The precinct is currently zoned R3 Medium Density Residential, R4 High Density Residential and RE1 Public Recreation, as shown in Figure 1, Appendix A.

Proposed amendments to the land use zoning will facilitate development of approximately 3,900 dwellings, opportunities for employment, community facilities, local parks and open space areas throughout the precinct.

Proposed amendments to the land use zoning for the Riverwood SSP are shown in **Figure 4**.



Figure 4 – Proposed Land Zoning Map – Riverwood SSP

Height of Buildings

A maximum building height of 8.5 metres (two storeys) to 11.5 metres (three storeys) currently applies to the precinct, as shown in Figure 2, Appendix A.

The maximum building heights are proposed to be increased to align with the Riverwood Estate Master Plan as show in **Figure 5** as follows:

- Building heights are to transition from east to west, with the tallest buildings located closest to Belmore Road and fronting Roosevelt Park, and the shortest buildings located along the southern and western perimeter fronting Truman Avenue, Salt Pan Creek Reserve and Kentucky Road Reserve.
- Maximum building heights are to range from 13 metres (three storeys) to 41 metres (12 storeys).
- Land zoned B2 Local Centre and marked 'W' on the Height of Buildings Map, fronting Roosevelt Avenue will permit a maximum building height of 41 metres to allow for the erection of 3 towers.
- The second highest built form for land marked 'T4' on the Height of Buildings Map will be 29 metres (eight storeys) and land marked as 'S' will have a maximum building height of 23 metres (six storeys).
- Areas towards the west of the precinct identified as 'Q1' and 'P1' on the Height of Buildings Map will have a maximum building height of 19 metres and 16 metres, respectively.
- In addition to this, the southern boundary of the precinct carries the lowest maximum building height of 13 metres and will be identified as 'N1' on the Height of Buildings Map, with the intent of providing a transition to the existing adjoining residential development, zoned R2 Low Density Residential, fronting Killara Avenue to the south.
- Individual building heights are guided by a detailed height scheme, detailed in draft Riverwood Estate DCP/Design Guide.



Figure 5– Proposed Maximum Height of Buildings Map – Riverwood SSP

Floor Space Ratio

A maximum floor space ratio (FSR) of 0.9:1 to 1.1:1 currently applies to the precinct, as shown in Figure 3, Appendix A and by way of clause 4.4 of Canterbury LEP 2013.

The proposed maximum FSRs for the site as show in **Figure 6** align with the Riverwood Estate Master Plan. Proposed amendments to the maximum FSR for the Riverwood SSP include:

- Providing a range of maximum FSRs, on a block-by-block basis, from 0.9:1 to 2.5:1.
- Retaining the maximum 0.9:1 FSR on land south of Truman Avenue and adjacent to existing Zone R2 Low Density Residential development, except for the small block fronting Belmore Road.
- Generally transitioning from the higher maximum FSR in the east to a lower maximum FSR in the west, in alignment with the maximum building heights.
- No maximum FSR control will be applied to open space areas.



Figure 6 – Proposed Floor Space Ratio Map – Riverwood SSP

Additional Permitted Uses

Additional permitted uses are proposed for select sites within the Riverwood SSP. These uses are permitted in addition to those permitted by the proposed underlying land use zone.

A proposed amendment to Schedule 1 Additional Permitted Uses under the LEP will allow these additional permitted uses for land shown in **Figure 7** and outlined in the table below. This will enable ‘residential uses’ in the proposed Zone B2 Local Centre, and ‘retail’ and ‘food and drink premises’ land uses in the proposed Zone R4 High Density Residential, consistent with the master plan for the precinct.

These uses will be identified in the Additional Permitted Uses Map under LEP 2012.

Map reference	Additional permitted uses
APU 25	<ul style="list-style-type: none"> Residential Flat Buildings within Zone B2 Local Centre, where a minimum of 2,300 square metres of non-residential floor space is delivered within the block.
APU 26	<ul style="list-style-type: none"> Neighbourhood shop with a maximum gross floor area of 250 square metres Neighbourhood supermarket with a maximum gross floor area 1,000 square metres Food and drink premises, including cafes and restaurants.
APU 27	<ul style="list-style-type: none"> Neighbourhood shop with a maximum gross floor area of 250 square metres Food and drink premises, including cafes and restaurants.



Figure 7 – Proposed Additional Permitted Uses Map – Riverwood SSP

Minimum Lot Size

The current minimum lot size for land within the Riverwood SSP is 460 square metres, as shown in Figure 4, Appendix A.

To manage the appropriate subdivision of the various permitted residential building forms, the proposal seeks to remove the Riverwood SSP from Lot Size Map in LEP 2012 and instead specify the minimum lot size for various land use and development types in certain zones as show in the table below.

Land use	Zone	Lot size(m ²)	Lot width (metres)
Attached Dwellings	Zone R4 High Density Residential	750m ²	20m
Multi dwelling housing	Zone R4 High Density Residential	1,000m ²	20m
Residential Flat Buildings	Zone R4 High Density Residential	1,500m ²	30m
Shop Top Housing	Zone R4 High Density Residential	1,500m ²	30m
Serviced Apartments	Zone R4 High Density Residential	1,500m ²	30m
Residential Flat Buildings	Zone B2 Local Centre	1,500m ²	30m
Shop Top Housing	Zone B2 Local Centre	1,500m ²	30m

Active Street Frontages Map

There is currently no Active Street Frontages Map in Canterbury LEP 2012.

To maximise building and pedestrian activation, active street frontages are proposed to certain land fronting Belmore Road. It proposed that the new development will need to help activate the street frontage along this street – see the proposed extent of this requirement in **Figure 8** below.



Figure 8 – Proposed Active Street Frontages Map – Riverwood SSP

Riverwood Precinct Design Excellence

The proposed amendment seeks to include a design excellence provision to ensure future development exhibits a superior quality of design that contributes to the natural, cultural, visual and built character values of the Riverwood SSP.

It is proposed that the requirement for design excellence will apply to development throughout the precinct. For local development applications, all buildings that are three storeys or greater are to be reviewed by Council's Design Review Panel. State Significant development applications will be reviewed by the State Design Review Panel.

The following matters would be considered for the construction of any building greater than three storeys for sites within the Riverwood SSP at the time a development application is to occur on the site:

- whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved
- whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain
- whether the proposed development detrimentally impacts on view corridors
- how the proposed development addresses the following matters—
 - the existing and proposed uses and use mix
 - any heritage and archaeological issues and streetscape constraints or opportunities
 - the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form
 - the bulk, massing and modulation of buildings
 - environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity
 - the achievement of the principles of ecologically sustainable development
 - housing mix
 - pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network
 - the impact on, and any proposed improvements to, the public domain
 - excellence and integration of landscape design
 - tree canopy provision

Solar Access to Public Open Space

To protect and enhance sun access to key public spaces within the precinct an overshadowing clause is proposed to be included in the LEP to ensure that development maintains an adequate level of direct solar access to land zoned RE1 within the precinct, including but not limited to Roosevelt Park, Kentucky Road Reserve and the Community Greenway.

Infrastructure Funding and Delivery

LAHC's proposed Place Strategy identifies a schedule of infrastructure items to be delivered to support the proposed growth in the Riverwood SSP. It also outlines the proposed mechanisms for funding this infrastructure.

Identification of the supporting infrastructure, and its delivery and timing has been informed by a variety of technical studies undertaken as part of the precinct investigation process and will be subject to further consultation with relevant stakeholders.

Secretary Approval – Infrastructure Delivery

A requirement in LEP 2012 is proposed that necessitates that prior to the approval of a Development Application/SSD Applications on the site, the written concurrence of the Planning Secretary is required to ensure that adequate infrastructure will be sequenced and delivered to support new development.

Amendment to Planning Systems State Environmental Planning Policy (SEPP)

An amendment is also proposed to the Planning Systems SEPP to include the Riverwood SSP on the State Significant Development Sites Map.

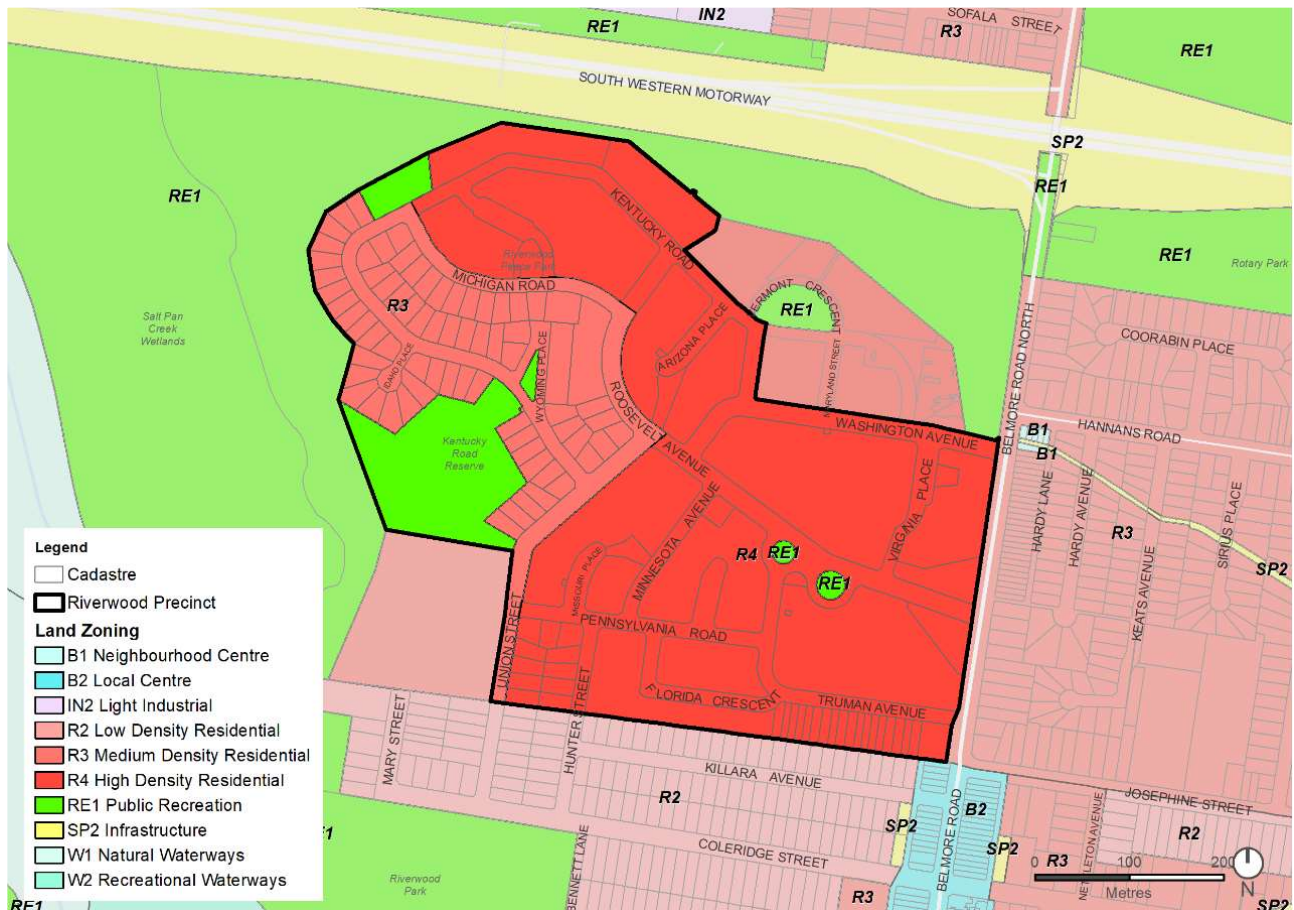
This amendment will facilitate the application of section 10 of Schedule 2 of the Planning Systems SEPP and ensure that State Significant Development (SSD) processes apply to development carried out by or on behalf of LAHC with a capital investment value (CIV) of more than \$30 million to enable implementation of the master plan. Development applications with a CIV of less than \$30 million would be determined by Canterbury-Bankstown Council or the Sydney South Planning Panel.

Appendix A: Current LEP Maps

Land Zoning

Under the Canterbury LEP 2012, the land within the Riverwood SSP is currently in Zone R4 High Density Residential, Zone R3 Medium Density Residential and Zone RE1 Public Recreation, as shown below.

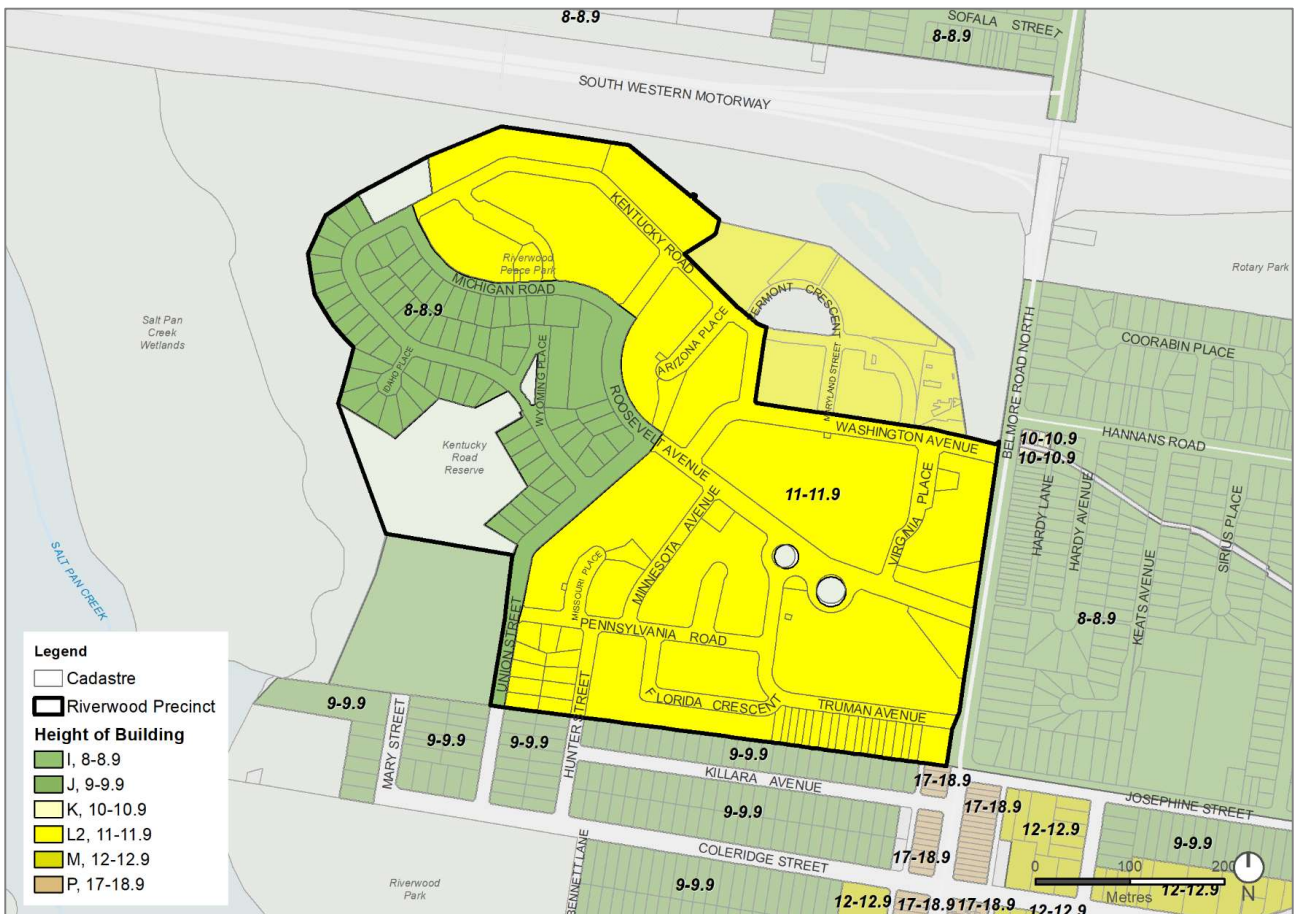
Figure 1: Existing Canterbury LEP 2012 – Land Zoning Map



Height of Buildings

Under the Canterbury LEP 2012, the maximum height permitted within the Riverwood SSP aligns with the land zoning. Land in Zone R4 High Density Residential has a maximum building height of 11.5 metres and land in Zone R3 Medium Density Residential has a maximum building height of 8.5 metres, as shown below.

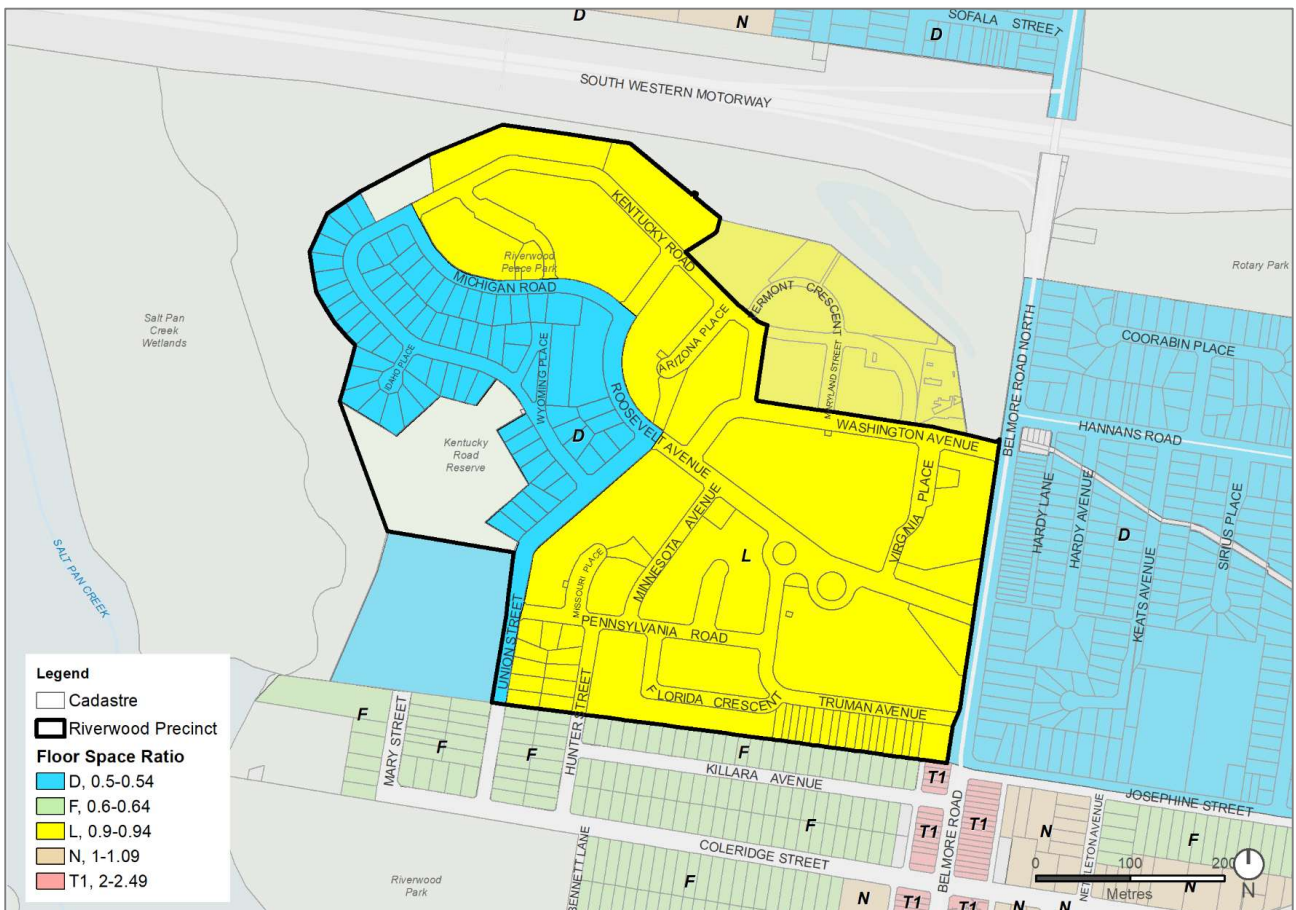
Figure 2: Existing Canterbury LEP 2012 - Height of Buildings Map



Floor Space Ratio

Under the Canterbury LEP 2012, the Riverwood SSP is subject to two maximum floor space ratio controls – 0.9:1 on land in Zone R4 High Density Residential and 0.5:1 on land in Zone R3 Medium Density Residential, as shown below. Clause 4.4A of the LEP provides exceptions to these controls for certain land uses.

Figure 3: Existing Canterbury LEP 2012 – Floor Space Ratio Map



Minimum Lot Size

Under the Canterbury LEP 2012, the entire land within the Riverwood SSP is subject to a minimum lot size of 460 square metres, as shown below.

Figure 4: Existing Canterbury LEP 2012 – Lot Size Map

