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Riverwood Estate State Significant Precinct

Prepared for: NSW Land and Housing Corporation
Date: June 2022



Acknowledgement of Country





The location of what is now known as Riverwood Estate is within country that has been described as belonging to the Bidjigal / Bediagal / Bideegal people.

The Bediagal are described as 'Woods People' who occupied land away from the sea, along rivers and creeks, and ranged between the Georges River in the south and Parramatta in the north. This identification as woods people provides indications as to the likely primary modes of subsistence and possibly their systems of belief.

The Bediagal people were served by the freshwater and riverine resources of the Salt Pan Creek, the local widely-varied woodlands botany and its faunal species.

"We Aboriginal people have walked this land for tens of thousands of years and we continue to do so today. We hold a deep connection to the land, skies and water ways. The study area is highly significant to us Aboriginal people as it is located close by to a water way, this would indicate that Aboriginal people would have utilized this water source."

Kamilaroi-Yankunjatjara Working Group, advice on the Aboriginal cultural heritage values of the study area.

Architectus acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and Elders, past and present. Architectus is committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters, and seas, and their rich contribution to society.

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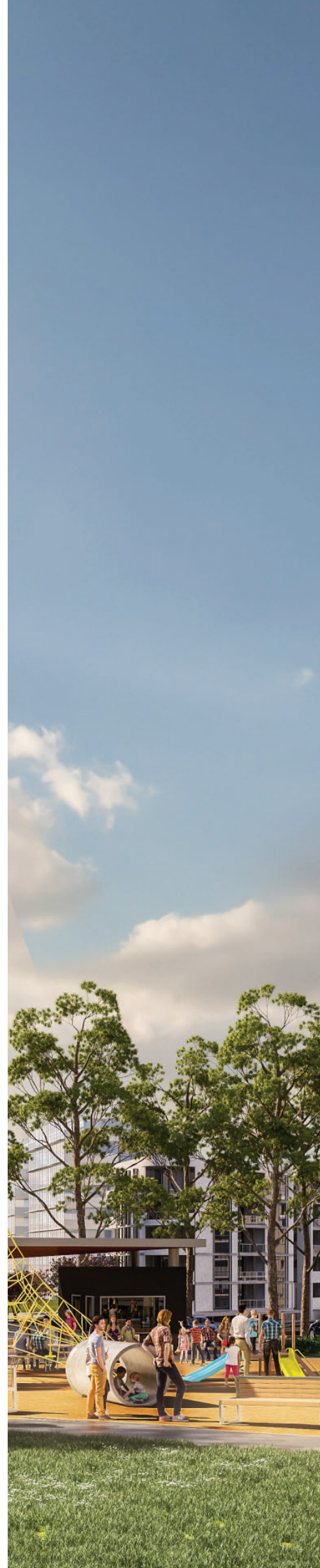
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1 Executive Summary

1.1 Introduction

The Study Area is a 30-hectare (ha) site that presents two clear opportunities. Firstly, the opportunity to increase housing supply, diversity and affordability in an area already identified by state and local government strategies and plans as a suitable location for growth and additional housing. Secondly, the opportunity to deliver better social and economic outcomes for both current and future social housing tenants.

The proposed master plan provides for approximately 3,900 new dwellings, across buildings ranging between 3 and 12 storeys, and approximately 5 ha of open space including a key new local open space – Roosevelt Park. The Riverwood Renewal project will transform the existing social housing estate into a modern mixed community of social and private homes supported by new infrastructure within close proximity to transport, employment and education.

To enable delivery of the proposed master plan, it is proposed to amend the existing applicable planning controls which apply to the Study Area. This report provide an overview of the site and locality, the proposed master plan, applicable planning framework and outlines the proposed planning controls and a detailed environmental assessment of the proposal.



Figure 1. Riverwood Estate SSP
Source: DPE

1.2 The Site

The Riverwood Estate State Significant Precinct (SSP), herein referred to as the Study Area, is a 30ha site located in the Canterbury-Bankstown Local Government Area (LGA) and borders the Georges River LGA to the south. Strategically, the site is located 18 kilometres (km) south west of the Sydney CBD, approximately 15km south of the Parramatta CBD and 3km south of the Bankstown city centre.

At its closest point, the Study Area is located 300m from the Riverwood Train Station. The Study Area is relatively flat and, even at its furthest point of around 1km, is an easy walk to the railway station and shops along Belmore Road. The Study Area also directly adjoins Salt Pan Creek Reserve, a very large park with the potential for significant upgrades as identified in the Salt Pan Creek Master Plan adopted by Canterbury-Bankstown Council in 2019.

The Study Area directly adjoins Washington Park to the north, which was completed in 2018 for a mixed tenure community and demonstrates the urban design, environmental, and social benefits of renewal in the local area.

The Study Area is strategically positioned close to Riverwood train station, key employment centres, and regional open space, providing a significant opportunity to provide more housing in a highly accessible location. The Study Area includes approximately 1,100 dwellings, and Canterbury-Bankstown Council owned areas of land and roads that are also included in this proposal.

Executive Summary

1.3 Case for Change

The Study Area was declared to be of state significance on the basis of its potential to deliver more housing in a new, mixed tenure community, while generating social and economic benefits for NSW. The Study Area has been identified as an ideal place for urban renewal due to its access to transport, jobs, extensive areas of open space and the opportunity to deliver high quality new homes supported by existing transport infrastructure.

The site presents two clear opportunities. Firstly, the opportunity to increase housing supply, diversity and affordability in an area already identified by State and local government strategies and plans as a suitable location for growth and additional housing. Secondly, the opportunity to deliver better social and economic outcomes for both current and future social housing tenants.

The existing housing in the Estate are contained in low, medium and high density buildings which were mostly built in the 1960s and 1970s. Over 85% of the social housing dwellings on the site are apartments. Many of these do not meet contemporary accessibility and design standards, are costly to maintain and modify when required to meet the needs of tenants.

The proposal will deliver new dwellings that meet contemporary design and accessibility standards, in a good location where they are needed. The new social housing dwellings will cost significantly less to maintain than the dwellings currently on the site. Ultimately, this will mean that the social housing owner, Land and Housing Corporation (LAHC), which is self-funded, will be able to either deliver more social housing or improve the quality of social housing on other sites.

The proposal will also deliver broader social and economic benefits to the Riverwood community, including stimulating investment and development in an area identified for growth and change in state and local strategic plans. The addition of an extra 2,800 dwellings in this area, particularly the proposed apartments, will assist in meeting the identified need for smaller, well-located dwellings near centres for the ageing population over the next 15 years.

The residents of the additional 2,800 dwellings will support local businesses and shops, strengthen the high street and encourage further commercial and retail development in the area. Residents with children living on the site would also have the potential to increase enrolments at Riverwood Primary School, which adjoins the site and is currently below capacity.

The continuation of the current use of the site is not in line with Government policy and strategy and is not an efficient use of Government-owned land.

In summary, the proposal is consistent with the strategic planning framework for where and how housing should be delivered in Riverwood. It responds to the Government's position to use Government-owned land to deliver better social and economic outcomes, including by increasing housing supply and affordability, and will assist Government to meet demand for fit for purpose social housing.

1.4 Project Objectives

The key aim of the project is to establish a new planning framework to facilitate the renewal of the Study Area.

The key project objectives are:

- 1 Objective 1: To deliver the sustainable renewal of the Study Area, transforming it into a more safe, attractive, and connected neighbourhood with a strong connection to its past.
- 2 Objective 2: To increase housing supply, diversity, and affordability in a mixed tenure development that meets the needs of current and future residents.
- 3 Objective 3: To integrate development with the natural environment, surrounding neighbourhood and Riverwood centre.
- 4 Objective 4: To provide a high-quality public domain where it is enjoyable to move around the precinct, play and relax.
- 5 Objective 5: To provide welcoming community spaces and facilities that support people to connect with others.
- 6 Objective 6: To achieve high environmental performance that addresses the effects of climate change and urban heat through management of water in the landscape, tree retention and planting, and sustainable buildings.

These project objectives have underpinned the development of the proposed master plan and planning framework for the site.

1.5 The Master Plan

The Study Area presents a rare opportunity for urban renewal and increased density, given its large, consolidated land holding and synergies with adjoining land uses. The master plan takes a design-led approach that will set a precedent for middle-ring urban renewal and will ultimately enhance the role of Riverwood as a recreational, retail and lifestyle precinct for the broader region. The master plan has been developed to inform the proposed planning controls including, however not limited to, land use and zoning, building heights, Floor Space Ratio (FSR) and associated design controls.

The master plan provides for a mix of uses, including:

- Approximately 3,900 new dwellings, ranging between 3 and 12 storeys;
- Extensive areas of integrated open space and five new parks, including two large new local open spaces Roosevelt Park and the Community Greenway;
- A mixed use precinct, with up to 4,800m² of non-residential floorspace, for local shops, cafés and services;
- New community spaces, including a new multi-purpose community hub co-located with new open space, located close to Riverwood Public School;
- Improved accessibility and walkability across the Study Area, including provision of a new pedestrianised public greenway and cycle paths; and
- The master plan identifies two future character areas within the Study Area.



Executive Summary

1.5.1 Roosevelt Urban Park Precinct

The character of this precinct is more an extension of the Riverwood Town Centre. It comprises wide streets, efficient building blocks and a large new open space, Roosevelt Park. Providing capacity for approximately 4,800m² of non-residential floor space, this precinct will provide a range of uses, including retail, commercial and community facilities, with residential uses as the predominate function.

This precinct will also accommodate a future community hub located on the ground level of a residential apartment building opposite the Riverwood Primary School.

This precinct will be characterised by:

- A predominately 6 storey street wall height, creating human scale streets;
- Courtyard buildings, focused around communal open space and rooftops;
- Taller elements, up to 12 storeys, located to minimise bulk and overshadowing;
- Lower heights of 4-6 storeys along the Community Greenway and Truman Avenue to maximise solar access and minimising overshadowing; and
- Provision of building heights up to 3 storeys to the southern interface of the site, to enable a suitable transition to existing residential development within Killara Avenue.

1.5.2 Garden Apartment Precinct

The Garden Apartment Precinct is proposed in the north-west portion of the Study Area. The garden precinct is a different street grain (more streets, but much narrower) allowing for a different, and more intimate neighbourhood character, comprising lower scale apartments with front gardens, children playing in the street and areas for socialising that help neighbours interact and get to know each other.

The predominate use in the precinct will be residential apartments that are carefully designed, featuring elevated communal open spaces facing the street to promote local surveillance and neighbourhood interaction. This precinct will prioritise views to Salt Pan Creek Reserve.

The heights will be 5-7 storeys, with 1-2 storey height difference for rooftop gardens on lower levels, and views over communal gardens and Salt Pan Creek Reserve from higher levels. Along Salt Pan Creek Reserve, the heights will be 4 storeys to ensure views and increased passive surveillance.



Figure 2. Master Plan Precinct Character Areas
Source: Architectus



1.6 Proposed Planning Controls

An aim of the project is to develop a framework that will renew social housing, while delivering improved social outcomes in a mixed community with new social and private housing whilst ensuring best place outcomes. This report supports a proposed amendment to the Canterbury Local Environmental Plan 2012 (LEP 2012) (and Draft Consolidated Canterbury-Bankstown LEP once adopted) and State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) and introduces a site-specific Development Control Plan (DCP) for the Study Area.

To facilitate the renewal of the Study Area, the following amendments are proposed:

- Rezoning the Study Area to R4 High Density Residential, RE1 Public Recreation and B2 Local Centre. Land currently zoned R3 Medium Density is proposed to be rezoned to R4 High Density, land along Belmore Road is proposed to be zoned B2 Local Centre, and new parks are proposed to be zoned RE1 Public Recreation. The existing R4 High Density Residential zone will be retained across most of the Study Area.
- Maximum height controls, ranging from 12m (3 storeys) up to 41m (12 storeys) on identified sites. Heights are reduced to the north-west and the south to transition to surrounding lower scale development and Salt Pan Creek Reserve.
- Maximum FSR controls, ranging from 0.9:1 to 2.5:1. The proposed FSR controls encourage regeneration and investment and ensure a balance between a high-quality built form, the capacity of infrastructure and financially viable development.
- Removal of minimum lot size controls across the site.
- Provision for an active street frontage on certain land along Belmore Road.
- Reclassifying parcels of community land to operational land. The Study Area contains parcels of community land that need to be reclassified to facilitate the development of a new high-quality public domain, including new parks and streets.
- Provision for an Additional Permitted Use (APU) on land identified as 'APU 25' to enable residential flat buildings, with a minimum non-residential floor space within the B2 Local Centre zone.
- Provision for an APU located on land identified as 'APU 26' to allow:
 - A neighbourhood supermarket as a permitted use, with a maximum floor area of 1,000m²;
 - Neighbourhood shops as a permitted use, with a maximum floor area of 250m²; and
 - Food and drink premises including cafes and restaurants as a permitted use.
- Provision for an APU located land identified as 'APU 27' to allow:
 - Neighbourhood shops, as a permitted use with a maximum floor area of up to 250m²; and
 - Food and drink premises including cafes and restaurants as a permitted use.

A detailed overview of the proposed planning controls to facilitate delivery of the master plan is provided at Section 6 of this report.

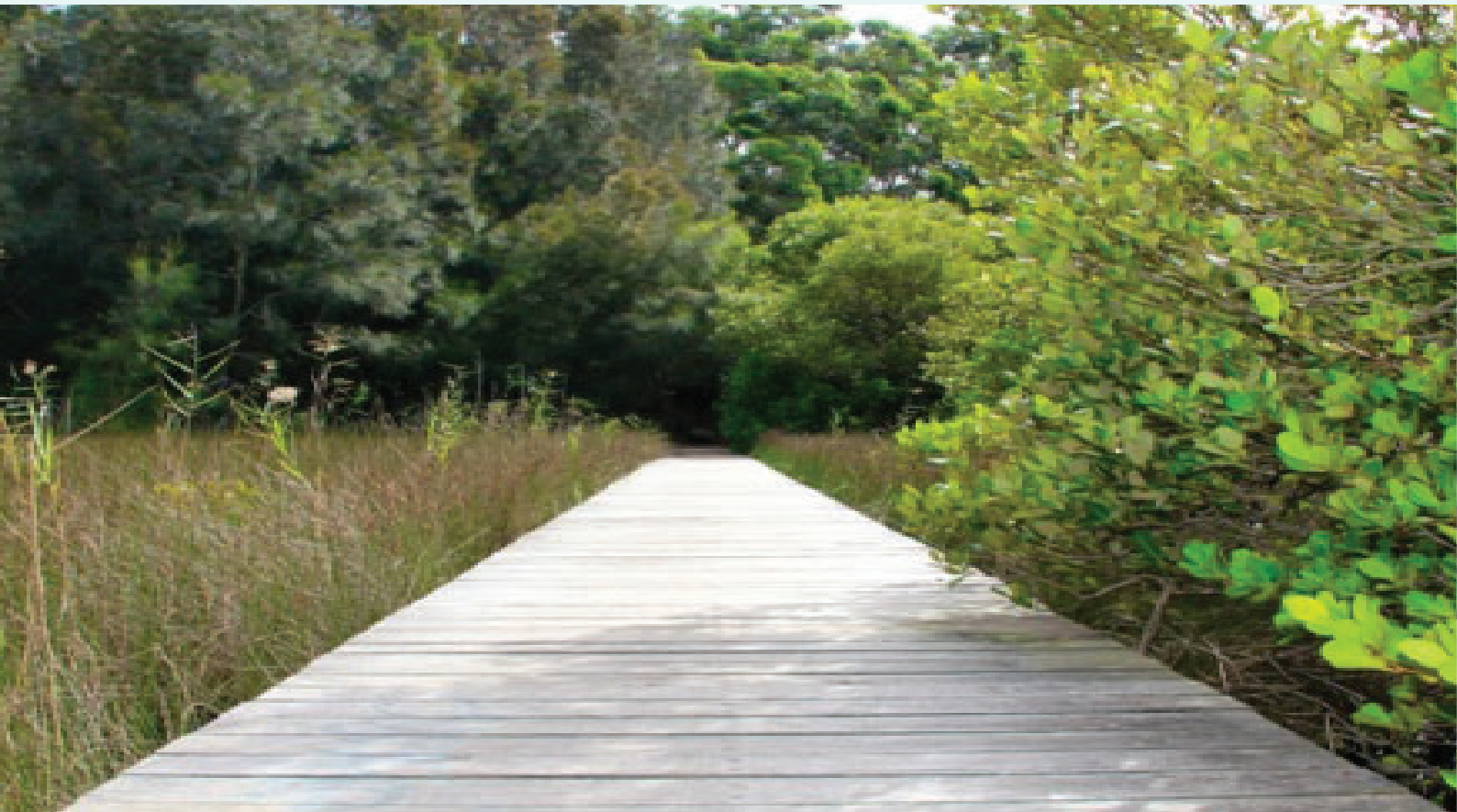
Executive Summary

1.7 Environmental Assessment

The proposed master plan has been designed with careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment. As detailed within this report, the proposed master plan is considered to be suitable for the site, taking into consideration environmental, social and economic factors, along with an assessment against the application planning framework.

The proposed master plan is indicative of the development outcomes that would be facilitated by the proposed planning framework for the precinct. It is anticipated that the master plan may evolve and change over time, however that future development will be in accordance with the parameters of this master plan and the detailed environmental assessment undertaken.

The proposal adequately addresses the Study Requirements and has been informed by ongoing community engagement, and consultation with local service providers, local councils, and state government agencies. The proposal is a balanced, well-designed approach that will deliver increased housing supply, diversity and affordability and the opportunity to facilitate better social and economic outcomes for residents.



2 Introduction

Introduction

2.1 Background

This Planning Report has been prepared by Architectus on behalf of LAHC, to the NSW Department of Planning and Environment (DPE) in support of a proposal to provide a new planning framework for the Study Area. This planning framework seeks to provide for revised zoning and built form controls across the site to guide the renewal and redevelopment of the estate into the future.

The renewal of the Study Area is a unique opportunity to provide more affordable housing options in the middle ring suburbs of Sydney. As the Study Area is predominately in single ownership, the redevelopment can be holistic, providing new streets and active transport connections, new and improved parks, new shops and more housing for diverse income groups.

The Study Area is ageing, with existing social housing built predominately in the 1960s and 1970s, and no longer meets the needs of occupants. The rezoning of the Study Area will provide the opportunity for the renewal of the social housing, providing modern fit-for-purpose social housing integrated with private housing to create a diverse and improved community.

The project will build onto the success of the redevelopment of Washington Park, directly north of the Study Area, which was also previously 100% social housing and is now a modern and mixed community.

The project also aligns with key NSW Government priorities of increasing housing supply to assist with housing affordability and renewal of concentrated social housing estate to improve social housing outcomes.

The Minister for Planning declared the Study Area a SSP on 5 March 2021, paving the way for the state-led master planning of the site and building upon the significant work undertaken to date.

In line with this declaration, Study Requirements for the project have been issued by the DPE. The Study Requirements outlined the need for a comprehensive study to investigate the potential for renewal of the Study Area, while delivering a greater mix of land uses including social and private housing, and new local infrastructure including new parks and additional community facilities. The Study Requirements have been addressed in this report and in supporting documentation.

The project objectives are to create a liveable integrated residential community, which delivers quality homes, revitalised public open spaces and improved access to community facilities, creating a strong sense of place and belonging in a new, clean, safe and welcoming environment.



2.2 Purpose of this Report

This report presents a revised planning framework to facilitate the renewal of the Study Area. The renewal of the Study Area will transform the existing neighbourhood into a vibrant, mixed tenure setting, delivering new and improved public spaces, community facilities and educational uses that will provide benefits for residents and the broader community.

The report supports a proposed amendment to the Canterbury LEP 2012 and Planning Systems SEPP. A supporting DCP has also been prepared accompanying this report to further guide future development within the Study Area.

This report presents:

- Our vision;
- Our proposal; and
- Assessment and recommendations.

This report is structured as follows:

- 1 Section 1: Executive Summary
- 2 Section 2: Provides an introduction and overview of the proposal.
- 3 Section 3: Provides a detailed analysis of the site, surrounding context, demographic profile and consultation.
- 4 Section 4: Outlines the strategic context and justification for the proposal.
- 5 Section 5: Provides a detailed overview of the master plan, including design rationale and intended built form and public domain outcomes.
- 6 Section 6: Provides the proposed planning controls to enable delivery of the master plan.
- 7 Section 7: Provides the environmental assessment of the master plan in order to demonstrate why it is appropriate for the site, including required mitigation measures and/or infrastructure upgrades; and
- 8 Section 8: Conclusion.

This Planning Report should be read in conjunction with the supporting DCP, Public Domain, Place and Urban Design Report and Place Strategy, prepared by Architectus, as well as all other supporting documentation and technical studies at **Appendices A to Z**.

2.3 Study Requirements

Pursuant to Chapter 2 of State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021) (EHC Precincts SEPP), Study Requirements for the project were issued under by DPE on 17 December 2020.

The SSP process allows DPE to consider rezoning proposals for areas that are of state or regional planning significance, such as the Study Area. These Study Requirements have been fundamental in developing the master plan, forming both the brief and assessment parameters for the project team.

In particular, Item 3 of the Study Requirements relates to planning and provides a number of items for consideration in preparation of this planning report. This planning report has been prepared in direct response to these Study Requirements.

Table 1 below provides a summary of item 3 of the Study Requirements relating to planning and identifies the section of this report where the relevant requirement is addressed.

Table 1. Overview of Study Requirement 3 (Planning)

Item	Study Requirement No. 3 (Planning)	Planning Report Reference
3.1	Prepare a Planning Report for the Precinct that:	This Report
	Identifies the existing planning framework, applicable strategic plans, key planning issues and relevant background;	Refer Section 4 of this report.
	Assesses the proposed planning framework (see study requirement 3.2 below) against relevant State and local strategic plans, strategies and policies;	Refer Sections 4,5 and 6 of this report.
	Outlines the vision and priorities for the precinct;	Refer Section 5 of this report.
	Considers the State and regional planning significance of the precinct;	Refer Section 4 of this report.
	Responds to the study requirements;	Refer references within this table.
	Explains and justifies the proposed approach to development of the precinct, planning controls, sub-precinct planning, development standards (height, FSR, heritage etc) dwelling and building type mix;	Refer Sections 5 and 6 of this report.
	Identifies and addresses the implications of any proposed land uses;	Refer Section 5 and 6 of this report.
	Considers planning pathways to deliver social and affordable housing; and	Refer Section 6 of this report.
	Summarises the key outcomes of the various studies undertaken and how these have informed the planning controls for the precinct.	Refer Section 7 of this report.
3.2	Prepare draft planning controls for the precinct which include a plain English explanation of proposed zoning, maximum building heights, FSR, and car parking to be enacted by a SEPP amendment. The draft controls are to be described in an Explanation of Intended Effect (EIE). The draft planning controls must consider the relationship with SEPP Affordable Rental Housing 2009 and the proposed SEPP Housing Diversity exhibited by the Department in September 2020.	Refer Section 6 of this report.
3.3	Prepare a draft Development Control Plan or Design Guidelines, including appropriate development controls to inform future development of the precinct to deliver the vision and design and place quality of the Place Framework, Urban Design Framework and Public Domain Strategy, including: public domain, street hierarchy and typologies, connectivity, car parking, accessibility, building footprints, development heights, street frontage, setbacks, typical public domain to building interfaces, building typologies, amenity, sustainability, open space and public domain, biodiversity, waste management, solar access, wind, public art, sustainability, Aboriginal cultural heritage, European heritage and heritage interpretation.	Please refer to the supporting DCP, prepared by Architectus at Appendix B .

Introduction

Item	Study Requirement No. 3 (Planning)	Planning Report Reference
3.4	Prepare a Design Excellence Strategy that ensures design excellence is achieved for future development in the precinct and take into consideration any relevant design excellence provisions belonging to either Canterbury-Bankstown Council or Georges River Council as well as best practice examples. The Design Excellence Strategy should describe how future stages of the project will support design quality, including demonstration of an integrated approach to any disbursement/ tender process for the sale of land and development rights, procurement of design services, design diversity, delivery and long term management of the public domain, staging, and design review and/ or design competitions (for the precinct, individual sites and public spaces).	Please refer to the supporting Urban Design Study, prepared by Architectus at Appendix B .
Considerations	The studies are to demonstrate the consideration of: <ul style="list-style-type: none"> – Suitability of the precinct for any proposed land use taking into consideration environmental, social and economic factors, and any State or regional planning strategy; – Current and draft Development Control Plans and Environmental Planning Instruments of relevance to the precinct; and – Guidance from the Government Architect NSW. 	Refer Sections 5, 6 and 7 of this report and supporting documentation at Appendix A through Z .
Consultation	The Study is to be informed by consultation with the DPE's Place and Public Spaces Division, Canterbury-Bankstown Council, Georges River Council, the Greater Sydney Commission and the NSW Government Architect.	Refer Section 3.6 of this report.
Author	The planning documents, controls and guidelines are to be prepared by suitably qualified planning professional (s) with the necessary experience and expertise to undertake the required works.	Refer Section 2 of this report.
Guiding Documents	The following documents provide guidance for this Study: <ul style="list-style-type: none"> – Greater Sydney Region Plan; – South District Plan; – Canterbury-Bankstown Council Local Strategic Planning Statement; – Georges River Council Local Strategic Planning Statement; – State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development; – Apartment Design Guide; – Green Cover Technical Guidelines (NSW Government); – Draft Greener Places (Government Architect NSW); – District and Regional Plan strategies and actions on open space; – Sydney Green Grid: Spatial Framework and Project Opportunities prepared by Tyrrel Studio for DPE in association with NSW Office of Government Architect (2017); – Evaluating Good Design Guideline (Government Architect NSW); – Implementing Good Design (Government Architect NSW); – Government Architect NSW Advisory Notes; – Government Architect NSW Advisory Note on Design Excellence; – Designing with Country, discussion paper prepared by Government Architect NSW (2020); – Draft Connecting with Country Framework by Government Architect NSW (2020); and – DPE's guide to preparing planning proposals. 	Refer Sections 4 and 7 of this report.

Introduction

2.4 Planning Pathway

The proposal presents a revised planning framework for the Study Area, following the Minister for Planning declaration of the Study Area as a SSP in March 2021.

The proposal seeks to introduce new planning controls for the Study Area, including revised land zoning, increased building heights, increased FSR provisions, along with a number of other site specific controls.

A site-specific DCP has also been prepared to support the proposed new planning controls referenced above. This DCP will provide further ongoing guidance as part of subsequent detailed design processes and assist stakeholders in guiding, preparing and assessing development across the estate, to ensure the implementation and realisation of the master plan across the Study Area over time.

2.4.1 Proposed Amendment to Canterbury Local Environmental Plan 2012

Given the state significance of the precinct, the proposed amendments will be by way of a SEPP amendment to the Canterbury LEP 2012. Pursuant to Division 3.3 of the Environmental Planning and Assessment Act 1979 (EP&A Act), a SEPP can be made in respect of any matter, which in the opinion of the Minister, is of state or regional environmental planning significance.

The proposed SEPP amendment would update the relevant Canterbury LEP 2012 provisions and maps, including amendments to the land use table and land zoning, the maximum height of buildings control and maximum FSR controls for the land within the Study Area. A number of site specific controls, including APUs are also proposed across the site to support delivery of the master plan and renewal of the estate.

The proposal also seeks to reclassify several parcels of community land to operational. Section 6 of this report provides an overview of the proposed amendments to the Canterbury LEP 2012.

Following the amalgamation of the respective former Canterbury and Bankstown LGAs to the single consolidated Canterbury-Bankstown LGA in 2016, it is noted that the Canterbury LEP 2012, in conjunction with the Bankstown LEP 2015, are currently under review as part of Council's Draft Consolidated Canterbury-Bankstown Local Environmental Plan 2020 (Draft CBLEP).

Once adopted, this Draft CBLEP will replace the existing Canterbury LEP 2012 and Bankstown LEP 2015 respectively, providing a single set of streamlined planning rules for development across the LGA.

This Draft CBLEP underwent exhibition in May 2020 and is anticipated to be finalised from mid-2022. As such, the Draft CBLEP warrants statutory consideration, particularly given the Draft CBLEP will likely be adopted prior to finalisation of this proposal. Accordingly, this proposal provides a review against the proposed changes to both the current Canterbury LEP 2012 and the Draft CBLEP.

2.4.2 Proposed Amendment to State Environmental Planning Policy (Planning Systems) 2021

The proposal also seeks to list the Study Area as an identified site on the State Significant Development (SSD) Sites Map pursuant to Schedule 2(10) of the Planning Systems SEPP to ensure that SSD processes apply to the site to enable implementation of the master plan.

Schedule 1 of the Planning Systems SEPP identifies that development carried out by or on behalf of LAHC on any site is SSD, if the development has a capital investment value of more than \$100 million.

However, Schedule 2 of the Planning Systems SEPP identifies that development carried out by or on behalf of LAHC on identified sites is SSD, if the development has a capital investment value of more than \$30 million. This therefore lowers the capital investment threshold for LAHC projects on identified sites, ensuring such projects are considered as SSD, given their importance in delivering affordable housing across the state.

The Study Area is not currently identified site on the SSD Sites Map pursuant to Schedule 2(10) of the Planning Systems SEPP. As such, it is also proposed to include the Study Area as an identified LAHC site on the SSD sites map.

The intended effect of this is that the SSD cost threshold is lowered from \$100m to \$30m, to ensure that SSD processes apply to a greater range of development, to ensure renewal in accordance with the proposed master plan.

This would mean that the Minister for Planning would be responsible for determining applications in the Study Area, lodged by (or on behalf of) LAHC, which have a capital investment value of more than \$30 million. Any Development Applications (DAs) within the Study Area below this threshold (or on land not owned by LAHC) would be assessed by Canterbury-Bankstown Council.



2.4.3 Proposed Development Control Plan

In accordance with the Study Requirements, the proposal includes a site-specific DCP which includes detailed provisions and controls relating, however not limited to, built form character, building typologies and design, movement and access, public domain, landscaping, tree retention and open space across the Study Area.

Once endorsed, the DCP would be used to inform future development proposals within the Study Area. The DCP will be managed and published by DPE, however will be publicly available and will apply to all future development within the Study Area, except single dwellings. For any DAs for which they are the consent authority, Canterbury-Bankstown Council will also review and consider proposals against this DCP.

This DCP must be applied flexibly by the consent authority in accordance with s4.14 of the EP&A Act. Support for any variation to the DCP is subject to the merits of the particular proposal in accordance with the planning framework and will be at the considered discretion of the consent authority.

Additionally, given the anticipated timeframe for delivery of the Study Area, the DCP can be updated over time, subject to the provisions of Part 3 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), which generally require public exhibition and the consideration of submissions before adoption of updates. This is the same process for which a Council may update their DCP over time.

2.4.4 Implementation

The Minister for Planning (or their delegate) will be responsible for determining State Significant Development Applications (SSDAs), being development with a capital investment value over \$30 million.

Following endorsement of the proposed planning framework, It is anticipated that a concept DA may be submitted to DPE, which will outline necessary early or enabling works and the intended development patterns of the Study Area over time. Given the anticipated scale of works, this initial concept DA will constitute SSD, along with subsequent stages of works undertaken by (or on behalf of) LAHC.

However, given the prevalence of a number of privately owned allotments within the Study Area, Canterbury-Bankstown Council would continue to consider smaller DAs (i.e., developments with a capital investment value under \$30 million), as per current circumstances.

The Study Area includes approximately 60 privately owned dwellings, along with land owned by Canterbury-Bankstown Council. These properties are included within the Study Area and are encompassed by this proposal. The proposed amended planning controls would apply to all properties (i.e., LAHC, Council and privately owned) within the Study Area.

Introduction

2.5 Consultation Overview

Wide ranging consultation has been undertaken with the community, DPE, Canterbury-Bankstown Council, Georges River Council, as well as various other Government agencies during development of the master plan and the preparation of this proposal. This consultation has occurred through various planning phases and iterations of the project since 2015.

Key to the design of the proposed master plan and renewal of the Study Area has been early and ongoing engagement with existing local residents to understand what factors are currently valued about the area, as well as key desires and needs which to be considered in the renewal of the site.

Consultation has included, however is not limited to, drop-in public information sessions with representatives of LAHC and members of the project team, resident surveys, newsletter and online updates, as well as a dedicated person located on-site to provide ongoing opportunities for engagement with residents.

In March 2021, LAHC conducted additional consultation to inform key stakeholders, tenants and the adjoining landowners about refinements to the master plan as a result of previous consultation. Urbis have prepared a Consultation Report (Appendix W) which details the outcomes and consultation activities which have occurred.

In addition, the project team has also engaged formally with a number of key local stakeholders including, however not limited to:

- Riverwood Community Centre CEO;
- HCP worker and family services provider;
- Kick Start Youth Café manager;
- Riverwood Community Centre youth worker;
- NSW Family and Community Services (FACS) Riverwood team leader;
- Riverwood Public School principal;
- Hannan’s Road Public School principal;
- Department of Education (DoE);
- Morris lemma Indoor Sports Centre manager;
- St George Community Housing Place Manager and Manager, Operations;
- Brooks Community Consultants;
- Local child care providers;
- Riverwood Library; and
- Members from Riverwood/Mortdale Men’s Shed.

LAHC and the project team have also undertaken consultation with staff from both Canterbury-Bankstown Council and Georges River Council, as well as DPE staff and other Government agencies.

Consultation has also been undertaken with the Government Architect NSW (GANSW), including ongoing engagement through State Design Review Panel (SDRP) processes.

2.6 Project Team

An overview of the project team is set out in **Table 2** below.

Table 2. Overview of the Project Team

Field	Consultant
Urban Design and Planning	Architectus
Landscape Architecture	JMD Design
Social Infrastructure	Cred Consulting
Stormwater and Flooding, Sustainability and Servicing	Mott MacDonald
Transport and Traffic	TTPP
Demographic and Retail Analysis	SGS Economics and Planning
Heritage	Artefact
Biodiversity	EcoLogical
Contamination, Geotechnical and Air Quality	AECOM
Noise and Vibration	Acoustic Logic
Market Demand	Colliers
Community Engagement	Urbis
Green Infrastructure	Clouston

2.7 Authorship

The report has been prepared by:

Jonathan Archibald
Associate, Planning
Bachelor of Planning, Macquarie University

Amy Wilkins
Urban Planner
Bachelor of City Planning (Hons), University of New South Wales

Quality Assurance has been provided by:

Greg Burgon
Principal Urban Designer
Master of Urban Design, University of Sydney
Bachelor of Landscape Architecture, University of New South Wales
Registered Landscape Architect

3 Site Overview

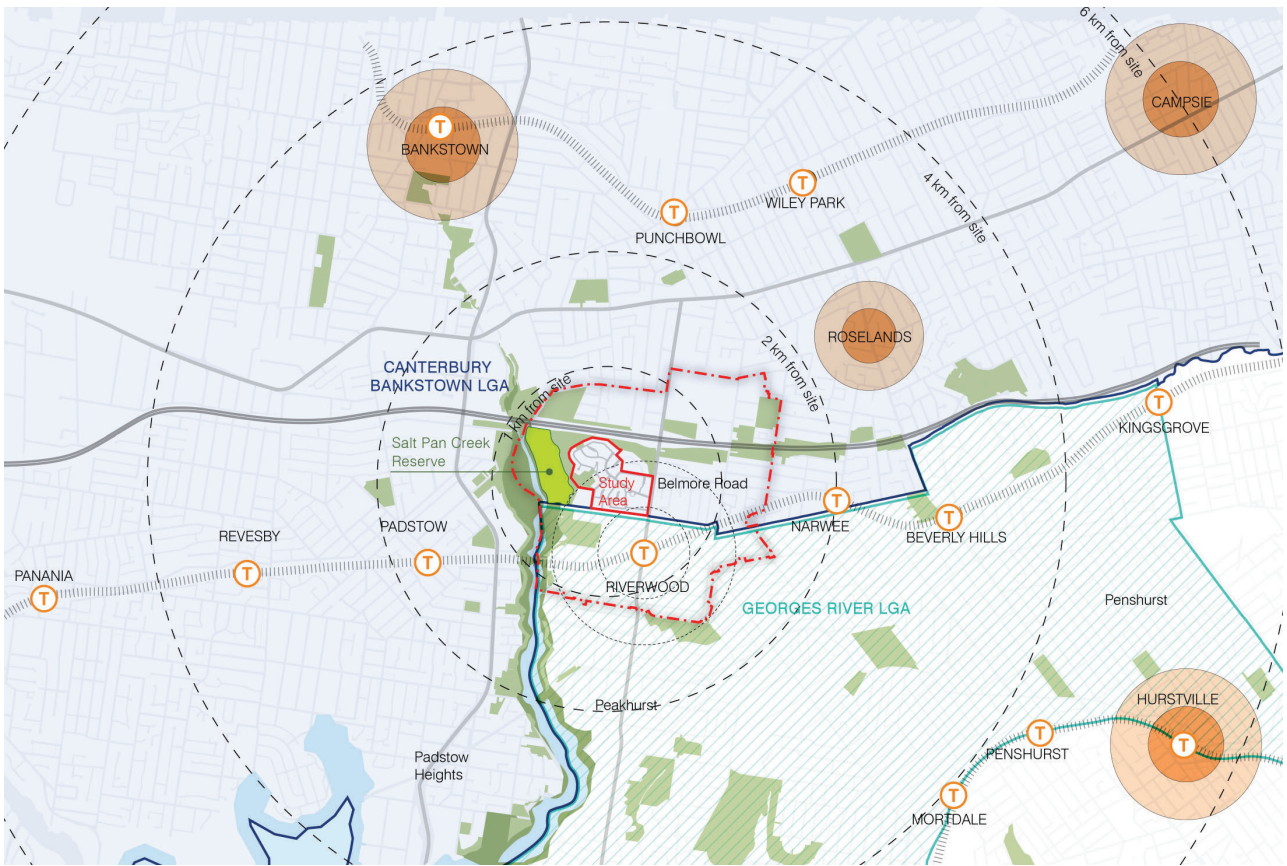


Figure 3. Local Context
Source: Architectus Urban Design Study

3.1 Local Context

The Study Area is a 30ha site located within the Canterbury-Bankstown LGA and borders the Georges River LGA to the south of the site. Strategically, the site is located approximately 18 km south west of the Sydney CBD, approximately 15km south of the Parramatta CBD and 3km south of the Bankstown city centre. The site is centrally located between the district centres of Bankstown and Hurstville.

The suburb of Riverwood is well serviced by public transport, located on the T8 Airport, Inner West & South Line, providing express services to the Sydney CBD within 22 minutes. Riverwood is also well serviced by existing bus routes along Belmore Road, providing connections to key centres, including Bankstown, Hurstville, and Roselands. Riverwood is well serviced by key local and regional road networks, provided by the M5 Motorway, Belmore Road, and King Georges Road. Figure 3 provides an overview of the local context.

Riverwood is a predominately residential suburb, with a retail shopping strip running along Belmore Road, to the north and south of Riverwood Station. Riverwood Plaza is a small shopping centre located on the corner of Belmore Road and Webb Street that incorporates a supermarket, postal office and small-scale retail and local services.

Salt Pan Creek Reserve, to the west of the Study Area, is a significant green corridor containing important ecological communities, mangroves, wetlands, recreational facilities and walking and cycling trails on both sides of the creek. The Salt Pan Creek Green Grid Corridor has been

identified as a priority project as part of the GANSW Green Grid Strategy.

To the north, are significant employment lands, including Riverwood Business Park within the Bonds Road Employment area and Wiggs Road Industrial precinct, making up a significant proportion of employment lands within the local area. To the west, extensive employment lands are in Padstow, adjacent to the M5 Motorway and Salt Pan Creek Reserve.

Two primary public schools are located within the suburb of Riverwood, being Riverwood Public School and Hannans Road Public School. Various other primary and high schools also exist within surrounding suburbs of Bankstown, Beverly Hills, Georges River, Kingsgrove, Penshurst and Wiley Park.

The Western Sydney University (Bankstown Campus) is located 7km to the west of Riverwood, and the South-Western Sydney TAFE Campus is located in Padstow, approximately 2km to the west

Significant health facilities are available at Bankstown-Lidcombe Hospital, located approximately 3km to the north west. It is noted the Bankstown-Lidcombe Hospital has recently been earmarked for significant redevelopment, comprising a second, new hospital on a new site within Bankstown (noting that at time of writing a site for the development has not been selected). This significant investment and new hospital development will improve the provision of health services for the residents of Bankstown, Riverwood and South Western Sydney.

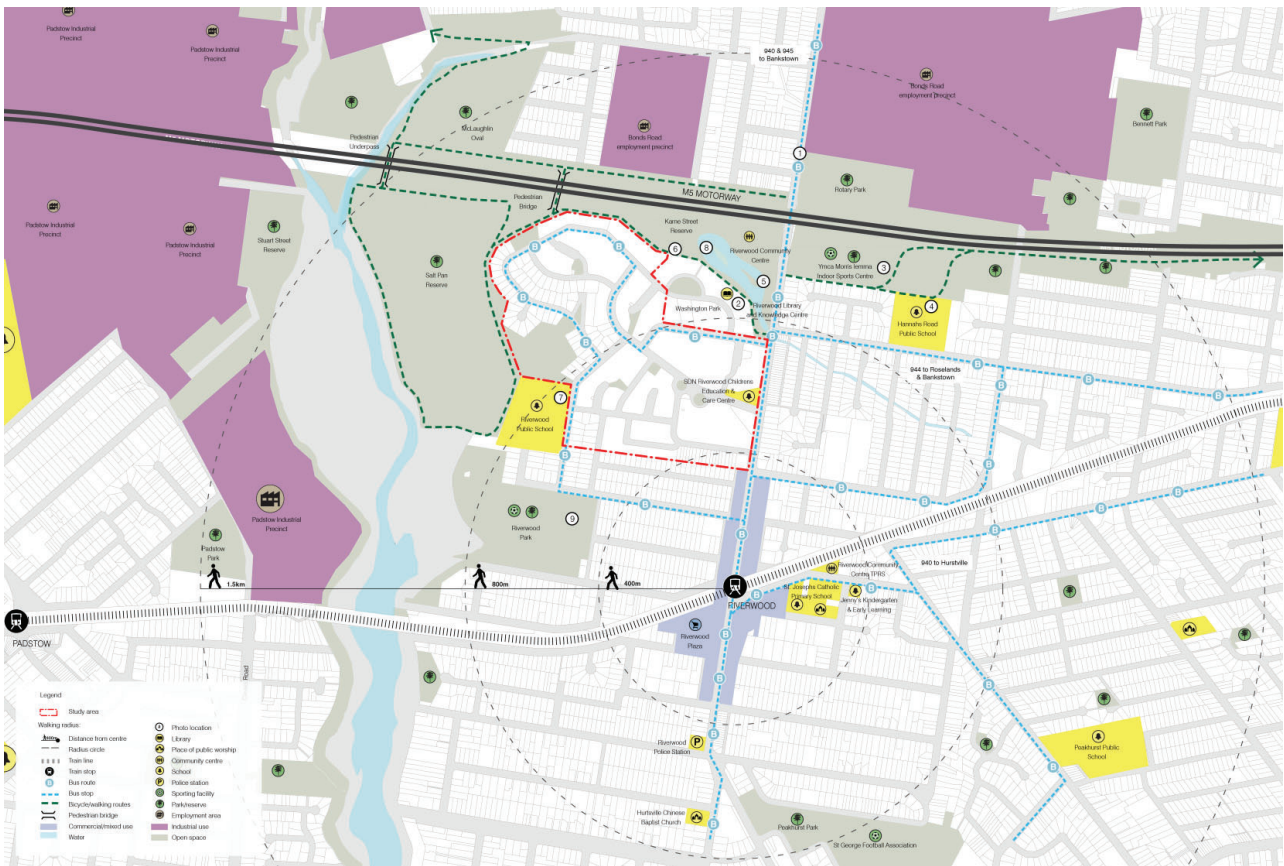


Figure 4. Site Context
 Source: Architectus Urban Design Study

3.2 Site Context

The Study Area, located in the north of the suburb of Riverwood, is within 300m to 1km to the north and north west of Riverwood station. The site is serviced by local bus route (944) providing connections to key centres including Bankstown, Hurstville, Mortdale, Roselands and Campsie. The site context is shown in **Figure 4**.

The Study Area contains approximately 1,100 dwellings, including a mix of social and private dwellings and land owned by Council (predominantly developed for roads and parks). The Study Area includes a range of dwelling types, including detached housing, townhouses, and villas, three-storey walk-up flats, and apartments up to 9 storeys in height. Over 85% of all dwellings within the Study Area are apartments.

The existing social housing was mostly constructed in the 1960s and 1970s, and are reaching the end of their lifecycle. The private housing is typically in the form of detached dwellings within the outer areas of the Study Area.

The Study Area also includes several community facilities, including a childcare centre as well as a number of community meeting rooms and Men’s Shed. The Study Area is also adjacent to Riverwood Public School and is close to the Riverwood Community Centre on Belmore Road.

To the north of the site is Washington Park, a 3.5ha

site, which has recently been completed providing for approximately 700 dwellings (including 150 new social housing apartments for seniors), with building heights ranging from 4 to 10 storeys across the site. This renewal of Washington Park has also delivered new and improved community facilities, including a new public plaza, public library, café, and retail uses, and senior citizens centre.

Low density residential housing surrounds the site to the south and east. A small neighbourhood shopping centre is located opposite the site on the corner of Belmore Road and Hannan’s Road.

The Riverwood local centre, located to the south of the site along Belmore Road, is an important local centre. Providing over 21,000m² of retail floorspace, the centre is the second largest retail centre in Georges River LGA, and is the main retail shopping centre for the Riverwood suburb. Riverwood Plaza is a small shopping centre located on the corner of Belmore Road and Webb Street that incorporates a supermarket, postal office and small-scale retail and local services.

The Study Area is well-served by existing social infrastructure, including existing parks and community facilities, including Riverwood Community Centre close to the site on Belmore Road. Riverwood Public School is located immediately adjacent to the Study Area, and Hannan’s Road Public School is within close proximity to the site. Narwee Public School, Peakhurst Public School, and Sir Joseph Banks High School, are also located within the local area.

Site Overview

A number of large open spaces surround the site, including Salt Pan Creek Reserve, Karne Street Reserve, Riverwood Park, and McLaughlin Oval to the north of the M5 Motorway. There are also a number of smaller parks, including Peace Park and Kentucky Reserve located within the Study Area. The Riverwood Skate Park and Morris Lemma Indoor Sports Centre are also within close proximity of the site.

3.3 Existing Community Profile

Based on data from the 2016 ABS Census, the total population of the Riverwood suburb (SA2) was 11,724 people. The total population of the portion of the Riverwood suburb located within City of Canterbury-Bankstown was 6,356 people.

The current population for the Study Area is based on the TZ2646, which consists of the Study Area and Washington Park development located to the north of the Study Area and is 3,112. TZ2646 is the smallest geographical boundary at which the projected data is available. The current population for the Study Area is estimated at approximately 1,700. Within the Study Area:

- 60% are single-person households.
- 10% are large households.
- 50% are aged 65 years or older.

Around 43% of housing in the suburb of Riverwood is developed for social housing. Within the Study Area there are 1,019 social housing dwellings and approximately 60 privately owned dwellings.

Riverwood is characterised by an older age profile and high cultural diversity, with higher relative socioeconomic disadvantage, including a high proportion of lower income households, households renting social housing and persons with disability, as well as low educational attainment and low car ownership.

- At the time of the 2016 Census, around 43% of households in the Riverwood suburb within City of Canterbury-Bankstown were renting social housing (1,143 households). The Study Area comprised 1019 social housing dwellings, representing 95% of all dwellings within the Study Area.
- An older age profile. The Riverwood suburb within City of Canterbury-Bankstown is characterised by an older age profile compared to the City of Canterbury-Bankstown. Riverwood has a high median age (41 years), a high proportion of residents aged over 60 years (27%) and a low proportion aged under 18 years (18.7%), compared to the average across City of Canterbury-Bankstown and Greater Sydney.
- Higher cultural and linguistic diversity. Riverwood has

a high proportion of people born overseas (52.7%), speaking a language other than English at home (63.9%), and people who are not fluent in English (20.9%), compared to the average across City of Canterbury-Bankstown and Greater Sydney. The most common places of birth other than Australia are China (19.4%), Lebanon (4.2%) and Vietnam (2.7%). The most common languages spoken other than English are Mandarin (16.2%), Arabic (12.7%) and Cantonese (11.4%).

- Higher proportion of people with disability. Riverwood has the highest proportion of people with a need for assistance due to disability (10.4%) across all suburbs in the City of Canterbury-Bankstown LGA, more than double the average across Greater Sydney.
- Higher proportion of high-density dwellings. In 2016, the Riverwood suburb within City of Canterbury-Bankstown was characterised by a very high proportion of high-density dwellings, representing 51% of all dwellings, high compared to the LGA (14.4%) and Greater Sydney (10.7%).
- Higher socio-economic disadvantage. Riverwood is one of the most socio-economically disadvantaged suburbs in the City of Canterbury-Bankstown. In 2016, Riverwood had a SEIFA score of 799.0, indicating it was the second-most disadvantaged suburb in the LGA. Riverwood (within City of Canterbury-Bankstown) is characterised by a low median household income (\$741), a high proportion of low-income households earning less than \$600 per week (39%) and higher rates of unemployment (12.3%) and youth disengagement (13%), compared to the LGA and Greater Sydney.
- A higher proportion of people living alone. Riverwood is characterised by a smaller average household size, including a very high proportion of lone-person households (32.7%) and fewer couple with children households (23.9%), compared to the LGA and Greater Sydney. In particular, Riverwood had the highest proportion of older lone-person households (15.5%) in the LGA.
- Lower car ownership. In 2016, Riverwood had the highest proportion of residents without a car (25.3%) in the LGA, much higher than the LGA (10.9%) and Greater Sydney (10.7%).
- Lower educational attainment. In 2016, 41.2% of residents in the Riverwood suburb aged over 15 had left school before Year 11. This is higher compared to 35.7% in the LGA and 31.2% in Greater Sydney. 17.3% of Riverwood residents had a university qualification, the second-lowest in the LGA. This is lower compared to the LGA (19.7%) and Greater Sydney (28.3%).

Site Overview

3.4 Land Ownership

The majority of the Study Area is owned by LAHC, including two properties owned by the AHO, comprising over 16.7ha of the 30ha Study Area, and containing 1,019 social housing dwellings.

The Study Area includes approximately 60 privately owned properties, including predominately attached and detached dwellings and 5 vacant lots (amalgamated into a development site and is currently under construction to deliver 52 new dwellings).

The Study Area also includes Council-owned land, including all roads, Kentucky Reserve and Peace Park, and small pockets parks scattered through the site. When combined with the land owned by Canterbury-Bankstown Council, the large area provides a unique opportunity for local and State Governments to work together to renew and improve the ageing suburb. The land ownership pattern is shown in **Figure 5**.

3.5 Existing and Recent Development

The majority of recent residential development in the suburb of Riverwood is contained in Washington Park (also known as Riverwood North), which adjoins the Study Area to the north and east. This recently completed development was delivered on behalf of LAHC, in conjunction with development partner Payce, to provide for approximately 700 dwellings (including 150 new social housing apartments for seniors), with building heights ranging from 4 to 10 storeys across the site.

There have been a number of other smaller scale developments in the suburb of Riverwood, mostly comprising 2-3-storey apartment buildings and townhouses, consistent with the surrounding low to medium density residential character and in accordance with existing local planning controls.

There are also a number of medium scale developments either recently approved or under construction within the locality, including:



Site Overview

1. A part three (3) part four (4) storey affordable housing development comprising 52 dwellings at 17-21 Pennsylvania Road, Riverwood, was approved by the Sydney South Planning Panel on 10 June 2021 (Ref DA-757/2020). This application was notified to LAHC during assessment of the DA, who raised no objection. This development is currently under construction and has been considered in the design of the master plan to ensure the proposed renewal of the Study Area does not conflict with this consent (or vice versa).
2. A sixteen (16) storey mixed use development comprising 60 residential units and ground floor retail fronting Belmore Road and 279 Belmore Road, Riverwood (DA2016/0219). This application was submitted to Georges River Council on 15 August 2016, however, was subsequently refused by Council on 21 June 2018 on the ground of exceedance of principal development standards, as well as being

3. out of character with the locality. Notwithstanding, this application was approved on 30 April 2019 following a Class 1 appeal to the NSW Land and Environment Court.
3. A five (5) storey mixed use building with basement car parking at 345 Belmore Road, Riverwood (DA2016/0343). This application was submitted to Georges River Council on 13 December 2016 and approved on 3 May 2019.
4. A five (5) storey commercial building with basement car parking at 5-7 Littleton Street, Riverwood (DA2015/0437). This application was lodged on 9 December 2015 and approved on 8 September 2016.

Figure 6 below provides an overview of existing land uses and recent DAs within the locality, including Washington Park to the north of the Study Area.

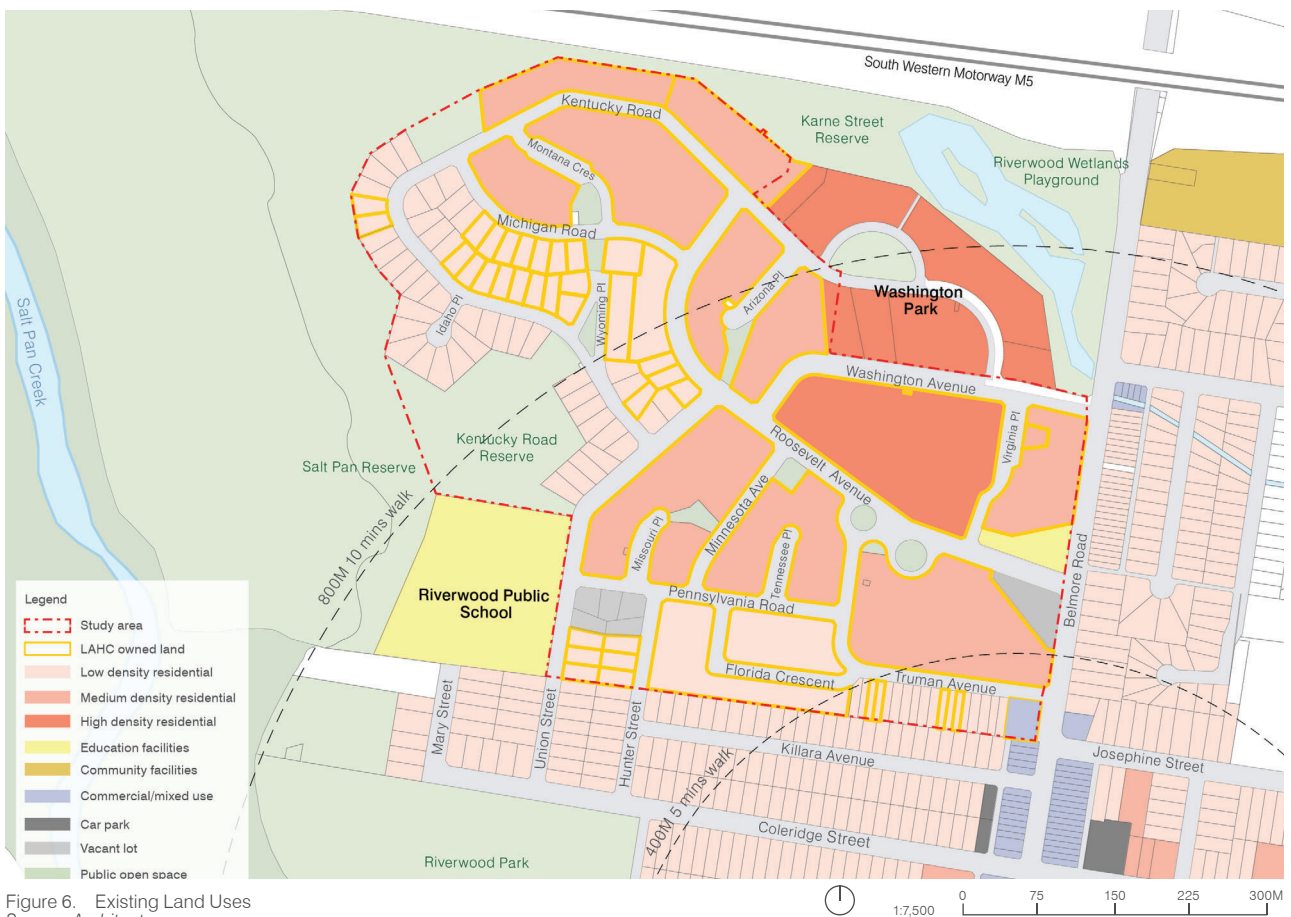


Figure 6. Existing Land Uses
Source: Architectus

Site Overview

3.6 Consultation

Consultation has been undertaken with the community, DPE, Canterbury-Bankstown Council, Georges River Council, as well as various other Government agencies during the preparation of this proposal. This consultation has occurred through various planning phases and iterations of the project since approximately 2015.

An Engagement Summary Report prepared by Urbis (Appendix W) provides details on the community consultation and drop-in sessions that have guided and informed the overall master plan and the proposed planning framework for the Study Area.

The consultation involved multiple forms of engagement including:

- Drop-in sessions;
- An on-site Community Liaison Officer;
- Stakeholder interviews;
- Intercept surveys; and
- Newsletters.

A summary of the key consultation outcomes is provided below.

3.6.1 Drop-In Sessions

A total of eight (8) community drop-in sessions have been held at the Riverwood Community Centre with the LAHC Communities Plus team and members of the project team.

Drop-in sessions were promoted to over 2,300 dwellings and businesses within and neighbouring the Study Area. Residents within the Study Area, and private land owners to the south of the site, were notified of drop-in sessions via letterbox flyer distribution. A distribution map of households which were notified is available in the Consultation Report (**Appendix W**). Newsletters were also translated into traditional and simplified Chinese, Arabic and Vietnamese. Flyers and newsletters were also hand delivered to private business owners along Belmore Road.

Notification of the sessions was also advertised at the Riverwood FACS Office, Riverwood Library, and Riverwood Community Centre.

In total, over 270 people attended the drop-in sessions (across eight sessions), with attendance from existing residents and land owners within the Study Area, as well as people who live in the broader suburb of Riverwood.

The drop-in sessions provided an opportunity for the local community to find out information about the master planning process, speak with the project team, complete surveys, comment on the draft master plan, and provide

input on what issues and matters were important to consider in the future renewal of the Study Area.

Interpreters were available for Cantonese, Mandarin, Arabic and Vietnamese speakers at all sessions. A Senior Client Services officer from FACS was also available at the drop-in sessions for residents to discuss tenancy issues.

3.6.2 Community Liaison Officer

A Community Liaison Officer was available at the Riverwood FACS office, immediately following the announcement of the renewal of the Study Area. This provided an additional means of engagement and has provided an opportunity to inform residents about the master planning process and key consultation activities.

It has also allowed residents to drop-in to discuss any issues or provide input into the master planning process following the formal community information sessions. A dedicated Community Liaison Officer was available throughout master planning phase.

3.6.3 Interviews and Surveys

A total of twelve stakeholder interviews were completed with various members of the local community including:

- Riverwood Community Centre CEO;
- HCP worker and family services provider;
- Kick Start Youth Café manager;
- Riverwood Community Centre youth worker;
- Riverwood FACS team leader;
- Riverwood Public School principal;
- Hannan's Road Public School principal;
- DoE;
- Morris lemma Indoor Sports Centre Manager;
- SGCH Place Manager and Manager, Operations;
- Brooks Community Consultants;
- Local child care providers;
- Riverwood Library; and
- Riverwood/Mortdale Men's Shed.

In addition, surveys were also completed at the drop-in sessions, as well as at various locations throughout the Study Area, including Belmore Road Shops, Riverwood Community Centre, Riverwood Library, and the Riverwood FACS Office.

3.6.4 Newsletters

Newsletters were distributed to 2,350 dwellings and businesses within Study Area and including surrounding properties south of the Study Area. The newsletter was available in traditional and simplified Chinese, Arabic and Vietnamese at the Riverwood FACS office, Riverwood Library and Riverwood Community Centre.

Site Overview

Copies of the newsletter were also sent to stakeholders including Canterbury-Bankstown Council, the office of local member of NSW Parliament, Jihad Dib and other stakeholders that had requested copies. Copies of the newsletters are provided in the Engagement Summary Report (**Appendix W**).

Throughout the master planning process, LAHC have ensured social housing residents within the Study Area are well informed and aware of any potential relocation issues as well as time frames and processes related to any future relocations.

3.6.5 Riverwood Community

Throughout the master planning process, LAHC has ensured both residents and workers of the wider community were engaged and well informed of the future redevelopment and master planning of the Study Area.

Between January 2017 and March 2021, there were more than 500 individual points of contact with community members and stakeholders including:

- Eight community drop-in sessions held at the Riverwood Community Centre;
- 117 surveys completed through intercept surveys;
- Newsletters distributed to more than 2,300 households and local businesses, service providers and key stakeholders;
- 15 interviews completed with key service providers including Riverwood Community Centre, local schools, and child care centres, Riverwood FACS, Campsie Local Area Command, the Morris lemma Indoor Sports Centre, and Riverwood Library;
- 202 visits to the on-site Community Liaison Officer; and
- Six submissions received including one from the Riverwood Community Centre (reflecting the outcomes of their community meeting with 150 social housing residents).

Based on the above forms of consultation, key findings included:

Open space and public domain

People would like to see playgrounds included with connection to nature, local parks for active and passive sports and games, and community gardens. People would also like improved walking and cycling connections and better surveillance.

Community facilities and services

People would like to see more spaces for older and young people, additional community meeting rooms, a library or spaces for education and training and improvements to Riverwood Community Centre. People would also like health services such as a medical centre incorporated

into the Study Area along with a grocery store, chemist, post office and opportunities for multi-cultural groceries/restaurants.

Traffic and transport

People have concerns regarding the safety at the intersection of Washington Avenue and Belmore Road. People also identified the need for wider streets, more parking and retaining the names of existing streets.

Housing and built form

People would like to see a mix of housing types including density, bedrooms and tenure (particularly more aged care/seniors housing). More open space between buildings was also a key issue raised by a number of residents.

People

Residents in the Study Area would like to retain social networks with neighbours. People are also concerned with relocation issues including how relocations would be managed and the cost of potential relocations.

For those people who were not able to attend the drop-in sessions, the Communities Plus website was updated after each session, with newsletters, key findings and draft master plan boards presented at the drop-in sessions.

3.6.6 Consultation with DPE, Council and Government Agencies

The master plan has been informed by ongoing consultation with Canterbury-Bankstown Council, Georges River Council and DPE. Regular meetings have been undertaken with DPE to provide updates on the proposed master plan, including how the proposal responds to the Study Requirements.

The Riverwood Project Review Panel (PRP), comprising representatives of DPE, Canterbury-Bankstown Council and Georges River Council has also been established and have met on numerous occasions, providing an opportunity for ongoing review and feedback throughout the preparation of the proposal.

LAHC and the project team have also met with both DoE and Transport for NSW (TfNSW), which provided an opportunity for input and feedback to inform the development and preparation of the master plan.

Consultation with local and state government agencies is an important part of the planning process and has provided opportunities to discuss the master plan, proposed planning controls, public domain strategy and infrastructure requirements.

Site Overview

3.6.7 Canterbury-Bankstown Council

LAHC has worked closely with Canterbury-Bankstown Council during the preparation of the master plan to ensure integration with local planning initiatives. Following issue of the Study Requirements, ongoing meetings have been held with Canterbury-Bankstown Council to provide regular updates and seek feedback to the proposed master plan.

As the Study Area is located adjacent to Salt Pan Creek Reserve, there has been ongoing discussion with Council to ensure integration, including access, traffic impacts, and the proposed built form strategy along the interface with the Salt Pan Creek Reserve.

LAHC will continue to work closely with Canterbury-Bankstown Council, to ensure an integrated approach to planning for the Study Area and Salt Pan Creek Reserve. Canterbury-Bankstown Council has a significant proportion of its development contribution funds allocated to the upgrade of the reserve, and contributions towards infrastructure and public domain upgrades have been included as part of this proposal.

Canterbury-Bankstown Council has also raised a number of design and implementation considerations relating to the proposed built form strategy (heights and density), open space and infrastructure upgrades and delivery. Feedback from Canterbury-Bankstown Council has been considered in the preparation of the master plan as well as the proposed DCP.

LAHC and Canterbury-Bankstown Council are progressing discussions regarding land acquisition and dedication mechanisms in addition to key principles that will inform a Voluntary Planning Agreement (VPA) for the LAHC owned land within the Study Area to support the proposal.

3.6.8 Georges River Council

Whilst located within the Canterbury-Bankstown LGA, the Study Area adjoins the Georges River LGA, located beyond the southern boundary of the site. It is acknowledged that both existing and future residents will utilise services within the Georges River LGA, including contributing to the viability of the Riverwood town centre.

Accordingly, LAHC has also consulted Georges River Council during the preparation of the master plan to ensure integration with local planning initiatives. Where possible, this consultation has been done alongside or in conjunction with Canterbury-Bankstown Council, to ensure consistency and ensuring all feedback is considered in preparation of the master plan.

Georges River Council has also raised a number of further design and implementation considerations relating to the interface to their LGA and lower density development to the south of the site, as well as the use of Georges River Council facilities by future residents, which may require additional infrastructure upgrades or upkeep. Feedback from Georges River Council has also been considered in the preparation of the master plan as well as the proposed DCP.



Figure 7. LGA Boundaries
Source: Architectus



3.7 Key Findings

Following a detailed site analysis and extensive community consultation undertaken, a number of key considerations, opportunities and constraints, guided by four themes, have been identified which have informed the master plan. The Public Domain, Place and Urban Design Report (**Appendix A**) provides a detailed overview of the master plan response, with a summary of the key findings and directions which have informed the master plan is provided below.

Place

- 1 The value of community and gardens: There is an active community in Riverwood, where people generally know their neighbours and look after each other. Many people get to know each other through gardening and spending time in community gardens and front gardens.
- 2 The site has a rich history, with evidence of early indigenous activity as well as a US Military Hospital during WWII.
- 3 At its closest, the site is 300m from the town centre and station.

Land Use

- 4 There is a need for an appropriate interface to lower scale residential housing.
- 5 The existing social housing buildings were mostly built in the 1960's and 1970's and require renewal. The current social housing does not service the demands of the LGA.
- 6 While 16.7 hectares of the Study Area is used for social housing, there are many lots in private ownership.

Connectivity

- 7 The existing street network comprises narrow streets and many cul-de-sacs that don't lead to important destinations and make it difficult to find your way through the site.
- 8 Active transport links terminate at the site.
- 9 Canterbury-Bankstown Council has recently adopted the Salt Pan Creek Reserve Master Plan in February 2019, which will see it evolve into a regional open space asset.

Green/Blue Infrastructure

- 10 There is a lack of local open space within the Riverwood town centre (800m from the station).
- 11 The site comprises many beautiful large trees that provide shade, amenity and habitat.
- 12 The site is relatively flat with a gentle slope that runs from east to west, with a high point along Belmore Road and the low point at Salt Pan Creek Reserve.

4 Strategic Context, Case for Change and Environmental Planning Instruments

Strategic Context, Case for Change and Environmental Planning Instruments

4.1 Key Strategic Plans

4.1.1 Introduction

The Study Area was declared to be of State significance on the basis of its potential to deliver more housing in a new, mixed tenure community, while generating social and economic benefits for NSW.

The site presents two clear opportunities. Firstly, the opportunity to increase housing supply, diversity and affordability in an area already identified by state and local government strategies and plans as a suitable location for growth and additional housing. Secondly, the opportunity to deliver better social and economic outcomes for both current and future social housing tenants.

This section outlines the strategic justification and case for change for the renewal of the Study Area. This section draws from the relevant policies, planning strategies and environmental planning instruments.

4.1.2 Greater Sydney Region Plan

The 2018 Greater Sydney Region Plan, A Metropolis of Three Cities (the Region Plan) sets out the NSW Government's 40 year vision and establishes a 20 year plan to manage growth and change in Greater Sydney.

The Region Plan was prepared concurrently with the Government's Future Transport Strategy 2056 and Infrastructure NSW's State Infrastructure Strategy 2018–2038 to integrate land use, transport and infrastructure across Sydney.

The Region Plan re-imagines Greater Sydney as three cities (the Western Parkland City, the Central River City, and the Eastern Harbour City) rather than a metropolis sprawling from a single CBD. The vision of the Region Plan is that social and economic opportunities will be more fairly distributed across the three cities and that most people will live within 30 minutes of jobs and services. The Region Plan also sets the direction for the strategic planning for the 725,000 additional dwellings that Sydney will need by 2036. The Region Plan identifies the area around Riverwood station as a preferred location for future housing supply.

The Region Plan includes 10 directions and 40 objectives to provide a liveability, productivity and sustainability framework to guide growth and change as Greater Sydney becomes a metropolis of three cities. The proposal is consistent with relevant directions and objectives of the Greater Sydney Region Plan, as set out in the table below.

Table 3. Response to Greater Sydney Region Plan

Greater Sydney Region Plan Direction and Objective	Consistency of the Proposal
Direction: A city supported by infrastructure	
Potential indicator: Increased 30-minute access to a metropolitan centre/cluster	
Objective 4: Infrastructure use is optimised	The proposal increases the residential density on a site that is well-served by public transport and is very close to the Riverwood station and shopping centre which has been identified as a centre for renewal and growth. An increase of residential density on the site will support the objective to optimise the use of infrastructure in this location.
Direction: A collaborative city	
Potential indicator: Increased use of public resources such as open space and community facilities	
Objective 5: Benefits of growth realised by collaboration of governments, community and business	State and local government will work together with the private sector to increase the number of people who will benefit from access to public resources such as the adjacent open space and community facilities.
Direction: A city for people	
Potential indicators: Increased walkable access to local centres	
Objective 7: Communities are healthy, resilient and socially connected	All elements of the proposed development, including its built form, accessways, open spaces and retail and community facilities will be designed to support the development of a connected community and encourage social interaction.

Strategic Context, Case for Change and Environmental Planning Instruments

Greater Sydney Region Plan Direction and Objective	Consistency of the Proposal
Direction: Housing the city	
Potential indicator: Increased housing completions (by type)	
Objective 10: Greater housing supply	The proposal will support the delivery of about 2,800 of the 83,500 additional dwellings expected to be required in the South District of the Greater Sydney by 2036.
Objective 11: Housing is more diverse and affordable	The proposal will increase housing diversity by delivering about 2,800 additional dwellings (predominantly apartments) in an area where smaller dwellings are required to meet housing demand and provide a more affordable housing choice in an area where housing affordability is an issue.
Direction: A city of great places	
Potential indicator: Increased access to open space	
Objective 12: Great places that bring people together	The proposal has a focus on increasing connectivity through and around the site and providing an attractive setting in which people will enjoy socializing.
Direction: A well-connected city	
Potential indicators: Percentage of dwellings located within 30 minutes by public transport of a metropolitan centre/cluster; Percentage of dwellings located within 30 minutes by public transport of a strategic centre	
Objective 14: Integrated land use and transport creates walkable and 30-minute cities	The proposal will increase the number of dwellings that are within 30 minutes by public transport of a metropolitan centre (Sydney CBD) and strategic centres (Bankstown and Hurstville). The Study Area is adjacent to the Riverwood Town Centre and provides access to Riverwood Train Station.
Direction: A city in its landscape	
Potential indicators: increased urban tree canopy; expanded Greater Sydney Green Grid	
Objective 30: Urban tree canopy cover is increased	The proposal will retain many of the established trees on the site and will target an overall 30% tree canopy
Objective 31: Public open space is accessible, protected and enhanced	The proposal is located on a site adjacent to the Salt Pan Creek Reserve and the M5 motorway corridor, which are part of the Sydney Green Grid. Increasing residential density in this location is in line with the intention for the Sydney Green Grid to provide connected high quality open spaces, supporting recreation, biodiversity and waterway outcomes, as the population of Greater Sydney increases.
Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	

The proposal will increase housing supply by delivering 2,800 additional dwellings on a site within 300m of the Riverwood railway station and centre. The new dwellings, predominantly delivered as apartments, will increase the supply of diverse and affordable housing in an established area with good public transport connections (less than 30 minutes) to centres, jobs and services.

Future residents will be able to travel to the Sydney CBD by train, as well as centres including Bankstown, Hurstville and Roselands by frequent bus services. They will be able to access established services and facilities including two

public schools (within 800 m), three high schools (within 5 km), TAFE campuses in Padstow and Bankstown (within 2 km), the Bankstown-Lidcombe Hospital (within 5 km), as well as nine GPs, 6 pharmacies and 2 major grocery stores (Woolworths and ALDI) in the Riverwood shopping centre.

As The Study Area develops as a centre over the next 20 years under the strategic planning framework, it is likely that future residents on the site will have access to additional services and facilities as they are provided to serve the growing community.

Strategic Context, Case for Change and Environmental Planning Instruments

4.1.3 Greater Sydney District Plans

The five District Plans are a guide for implementing A Metropolis of Three Cities at a district level. The District Plans inform the preparation of Local Strategic Planning Statements (LSPS) and LEPs and help councils plan for growth and change.

The site is located in the South District of Greater Sydney which includes the LGAs of Canterbury-Bankstown, Georges River and Sutherland. The South District Plan identifies Riverwood as a planned precinct, and recognises the importance of the Study Area for renewal.

The South District Plan notes that 83,500 additional dwellings are anticipated to be required in the district (12% of Greater Sydney's total of 725,000 dwellings) to respond to projected population growth between 2016 and 2036. The South District Plan states that the focus of growth to accommodate these dwellings should be in well-connected, walkable places that build on local strengths and deliver quality public places.

The site, being large and predominantly in single ownership, is uniquely placed to contribute to the South District housing target and be a catalyst for the further renewal of the Riverwood centre. The South District Plan identifies that as the district's overall population grows, it is also expected to age. By 2036, the number of residents over 65 is expected to grow by 61% and the number of single-person households is expected to rise by 46%. In response to these changing demographics, the South District Plan identifies that more apartments in well-serviced locations will be needed to accommodate the needs and preferences of the community.

The proposal, by delivering 2,800 additional dwellings (predominantly apartments) in an area identified for growth and change, will provide additional choice for older people who may wish to downsize as well as for families who choose to live in an apartment, and is specifically aligned with the objectives of the District Plan related to housing supply and diversity as summarised below.

Table 4. Response to South District Plan

South District Plan Planning Priorities	Consistency of the proposal
S4: Fostering healthy, creative, culturally rich and socially connected communities.	The proposal will deliver a range of dwelling types, designed to cater for a range of lifestyles and needs which will contribute to fostering healthy, creative, culturally rich and socially connected communities.
S5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.	The proposed master plan provides for approximately 3,900 new dwellings, buildings ranging between 3 and 12 storeys and approximately 5ha of open space including new local open space. The project will transform the existing social housing estate into a modern mixed community of social and private homes supported by new infrastructure within close proximity to transport, employment and education.
S6: Creating and renewing great places and local centres.	The master plan provides for the renewal of the Study Area, which will further support the viability of the nearby Riverwood local centre.
Delivering integrated land use and transport planning and a 30-minute city.	The proposal will increase the number of dwellings that are within 30 minutes by public transport of a metropolitan centre (Sydney CBD) and strategic centres (Bankstown and Hurstville).



Figure 8. South District
Source: Greater Sydney Commission

4.1.4 Canterbury-Bankstown Local Strategic Planning Statement

A LSPS sets out the 20-year vision for a LGA, demonstrates how change will be managed and identifies local priorities for updating LEPs.

As well as preparing a LSPS, all councils within Greater Sydney are required to prepare a Local Housing Strategy in accordance with the relevant District Plan. Local Housing Strategies are detailed plans that show where and how new homes can be developed in each LGA in Greater Sydney by 2036 to meet the need of the growing and changing population.

Canterbury-Bankstown Council's LSPS, *Connective City 2036*, is a 20-year plan to guide Canterbury-Bankstown's renewal and growth to accommodate a population of 500,000 residents by 2036. It identifies that there is demand for an additional 50,000 new dwellings between 2016 and 2036 to accommodate population growth.

Canterbury-Bankstown Council's LSPS notes that future housing will need to respond to:

- An ageing population; and
- A population with a potentially higher level of housing stress (18.6 per cent of households in Canterbury-Bankstown experienced housing stress in 2016 compared to the average for Greater Sydney, which was 11.8 per cent).

4.1.5 Canterbury-Bankstown Local Housing Strategy

Canterbury-Bankstown Council's Housing Strategy provides an overarching, city wide framework for the provision of housing across the local council area. The Housing Strategy provides directions for how new housing will be accommodated, including:

- Provide capacity for 50,000 new dwellings by 2036 (subject to the NSW Government providing upfront infrastructure support);
- Focus at least 80% of new dwellings within walking distance of centres and places of high amenity;
- Ensure new housing in centres and suburban areas is compatible with the local character; and
- Provide a choice of housing types, sizes tenures and prices, to suite each stage of life.

In focusing the majority of new dwellings in centres, Canterbury-Bankstown Council aims to:

- Maximise the benefit from investment in infrastructure, public domain and community services;
- Protect low density suburban areas;
- Offer more housing choice close to public transport;
- Support local businesses by increasing the number of people living in the local retail catchment;
- Reduce traffic congestion and the environmental impacts of cars; and
- Encourage vibrant centres across the City.

Strategic Context, Case for Change and Environmental Planning Instruments

The proposal responds to these directions and aligns with Council's Principles for Housing in the City, particularly by:

- Supporting Council's direction that at least 80% of new dwellings in the LGA will be within walking distance of centres and places of high amenity.
- Providing housing choice to suit each life stage through increasing the range of housing typologies and tenures in the LGA.
- Providing additional smaller dwellings to address the need of smaller households.
- Providing affordable housing typologies.

The proposal, which focuses on designing a safe, welcoming and vibrant new community, where social interaction and healthy lifestyles are encouraged, also responds to Council's high-level quality design principles, which are to:

- Create places that are contextual, liveable and attractive.
- Create safe, accessible and inclusive places.
- Create sustainable, resilient places that respond to community needs.
- Connect people and places and prioritise walking, cycling and public transport.
- Design in a way that is place-based, collaborative, multidisciplinary and integrated.

Canterbury-Bankstown Council has adopted a master plan for Salt Pan Creek Reserve to set the direction for its development for open space, recreational and sporting uses over the next 20 years. The proposal, which will improve access to the Salt Pan Creek Reserve for both future residents on the site and for the broader community complements this master plan. The proposal also includes 5 ha of on-site open space, pathways and cycling tracks, and a significant number of established trees that will improve green linkages to the Salt Pan Creek Reserve.

4.1.6 Georges River Council Local Strategic Planning Statement

The Georges River LSPS 2040 was prepared by the Georges River Council to guide land use planning over the next 20 years. The LSPS identifies the Study Area as a location for additional housing and as a location for revitalisation and growth, including commercial growth.

In terms of transport and connectivity, the LSPS notes the potential for the T4 and T8 rail lines to be linked by limited-stop buses between Riverwood and Hurstville. It also notes that the revitalisation of the Riverwood Precinct will provide an opportunity to collaborate with state agencies to potentially deliver a new transport interchange at Riverwood, as well as additional express train services from Riverwood station.

The LSPS notes the importance of increasing housing

choice and diversity across the LGA in response to population growth and change over the next 20 years. It includes in its vision the need to protect the character of low density residential neighbourhoods by focusing higher density residential development in centres along public transport corridors.

The proposal responds to the local planning priorities in the Georges River LSPS, by supporting the delivery of:

- A mix of well-designed housing for all life stages catering for a range of lifestyle needs and incomes (P9).
- Homes that are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces (P10).
- Local centres that are supported to evolve for long-term viability (P15).
- Access to quality, clean, useable, passive and active, open and green spaces and recreation places (P20).

The Georges River LSPS notes that Riverwood is on the Sydney Green Grid which links tree-lined streets, waterways, bushland corridors, parks and open spaces with town centres, public transport and public places. The proposal specifically responds to Council's objective to improve access to the Green Grid from Riverwood.

4.1.7 Georges River Council Local Housing Strategy

The Georges River Local Housing Strategy sets out the strategic direction for housing in the Georges River LGA over the next 20 years. The Local Housing Strategy notes that the population of the Georges River LGA is projected to grow 159,000 in 2018 to 185,346 by 2036. It notes that the population is ageing and by 2036, there will be larger proportion of older people (75+) and fewer young adults (20-29 years).

Key findings of the Strategy include that there is a mismatch between current housing types and the increasing number of smaller and older households. Particularly outside the growth areas of Hurstville and Kogarah, the Strategy notes that there are few smaller dwellings across the LGA.

The proposal aligns with Georges River Council's LSPS and Local Housing Strategy direction for growth and change in Riverwood. The proposal, while being located on a site in an adjoining local council area, has the potential to provide additional housing choice for the residents of Georges River Council area. It responds to the objectives in the Local Housing Strategy for the Georges River Council area to provide affordable and inclusive housing and provide greater housing choice and diversity for residents of the local area in local centres.

4.2 Housing Policies and Housing Demand

4.2.1 Housing 2041

Housing 2041 is the Government's 20-year vision for better housing outcomes across NSW. It includes objectives to deliver better housing outcomes by increasing supply in the right locations and increasing housing that better meets the diverse and changing needs of the community.

Housing 2041 is centred around four inter-related pillars:

- Supply: enough housing delivered in the right location at the right time to meet demand.
- Diversity: housing is diverse, meeting varied and changing needs and preferences of people across their life.
- Affordability: housing is affordable and secure.
- Resilience: housing is enduring and resilient to natural and social change.

The proposal responds to these four pillars as follows:

- Supply: by delivering 2,800 additional dwellings to assist in meeting State and local government housing targets.
- Diversity: by delivering apartments in an area where detached housing is the more common housing type and where smaller, more accessible dwellings are required to meet the future needs of the local community.
- Affordability: by delivering apartments in an area where they are significantly less expensive than detached dwellings (currently the median house price in Riverwood is more than double the median apartment price).
- Resilience: by delivering dwellings which are built to modern standards and include significantly improved accessibility and sustainability outcomes, improving liveability for residents and reducing operational costs for owners.

Sitting alongside Housing 2041, the Government's Action Plan 2021-2022 identifies five priority areas. Key actions under these priority areas that are particularly relevant to the proposal include:

- Continuing to modernise and invest in our social housing portfolio, including by building mixed tenure communities to support housing affordability and reconcentration; and
- Testing new housing types, tenures and delivery models to demonstrate best practice on government-owned land.

The proposal will assist the Government to deliver on these key actions. The proposal responds to the opportunity presented by this large, well-located, predominantly

government-owned site to deconcentrate an older-style social housing estate and deliver a new, mixed-tenure community that will provide increased housing choice for people who live in the area, both in private housing and in social housing.

The proposal is designed to improve the amenity of the locality by making the site more attractive to visitors as well as residents and by encouraging the community to use the proposed, widened roads and pathways through the site to access regional open space along Salt Pan Creek and the Riverwood public school.

The proposal will continue the renewal of social housing in Riverwood and will build on the community benefits provided by the Washington Park development, located on an adjoining site, which was recently redeveloped for approximately 700 dwellings, including 150 new social housing apartments for seniors. The renewal of Washington Park has also delivered new and improved community facilities, including a public plaza, playgrounds and shared open space, barbeque areas, a public library and a convenience store.

The proposal includes best practice urban design and landscaping elements. The development will include approximately 5 ha of open space providing numerous opportunities for active and passive recreation and encouraging the new community to spend time socialising in attractive, shared spaces of high amenity. The proposal will set a high standard for future residential redevelopment in the region.

4.2.2 Future Directions for Social Housing

The Government published its 10 year strategy for social housing, Future Directions for Social Housing in NSW (Future Directions) in 2016. Future Directions is underpinned by three strategic priorities:

1. More social housing.
2. More opportunities, support and incentives to avoid and/or leave social housing.
3. A better social housing experience.

The proposal responds to key actions under these three priorities as follows:

Action 1.1 Increase redevelopment of LAHC properties to renew and grow supply

LAHC is predominantly self-funded and the redevelopment of properties, particularly those containing social housing dwellings that are expensive to maintain and no longer fit for purpose, provides LAHC with a critical source of funding.

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LAHC renews and grows supply of social housing in two key ways. Firstly, by working with the private sector to redevelop large sites such as Ivanhoe, Telopea and the Study Area. Secondly, by undertaking smaller-scale residential developments, such as dual occupancies, seniors living developments, boarding houses and residential flat buildings. These are typically located throughout residential areas where:

- These types of dwellings are permitted;
- The site is well-located;
- There is higher demand for smaller, more accessible dwellings; and
- It is viable for LAHC to redevelop its property.

In the Canterbury-Bankstown LGA, between 2015 and 2021, LAHC completed 44 smaller-scale residential projects containing a total of 439 new social housing dwellings, delivering on average 63 new dwellings a year across the LGA.

Over the next five years, LAHC plans to deliver more than 30 smaller-scale residential projects across the Canterbury-Bankstown LGA. It is expected these projects will result in the delivery of about 70 new social housing dwellings each year in the LGA, including on sites located close to Riverwood, in suburbs including Kingsgrove, Campsie, Punchbowl, Padstow and Revesby.

Smaller-scale residential projects play a vital role in the renewal of the social housing portfolio and the Government's ability to provide homes for social housing applicants in dwellings that are new, better match the needs and preferences of tenants and make more efficient use of Government-owned land. Smaller-scale residential developments tend not to be mixed-tenure, however, sites for these developments are selected to ensure that social housing development is not concentrated in any one area.

For large developments, under Future Directions, the NSW Government targets a 70:30 ratio of private to social housing to support more integrated communities.

There are currently 1,019 social housing dwellings (including 2 social housing dwellings owned by the AHO) and 60 privately owned dwellings on the site. About 1,490 social housing tenants live in the social housing dwellings. About one-third of these tenants live alone and about half are over 65 years of age. About 300 of these tenants have lived in their current dwelling for more than 20 years.

The proposal will allow LAHC to work in partnership with the private sector to deliver renewed social housing, along with additional private housing dwellings, in an area where demand for smaller, more accessible dwellings, both for private and social housing, is high.

LAHC is committed to continuing to provide social housing on this well-located site and many of the current tenants on the site will be able to be offered a new dwelling, as the redevelopment takes place in stages over the next 15-20 years, if there is a dwelling that is suitable for their household.

If the proposal proceeds, the Department of Communities and Justice (DCJ) will assist the social housing tenants currently living on site who are required to relocate. Typically, DCJ will assign a specialist relocation coordinator to work with tenants to assess their housing needs and requirements.

For all relocations on or from the site, DCJ will identify a suitable property to provide current social housing tenants on the site with suitable accommodation, which may be in a new dwelling on the site, another social housing property or potentially alternate accommodation such as an aged care facility.

LAHC is committed to continuing to provide social housing on this site, up to a maximum of 30% as set out in Future Directions, particularly as the site is well-located in an area with current and projected high demand and particularly as the social housing dwellings on the site will be new and accessible.

Action 1.4 Better utilisation of social housing properties

The proposal will assist in reducing under-occupancy of social housing dwellings in this area by delivering smaller, fit for purpose dwellings to match the projected needs of current and future tenants. Although under occupancy of detached dwellings is lower in the Canterbury-Bankstown LGA than in other LGAs, there is still an opportunity to provide more smaller and accessible dwellings to better align the portfolio with demand.

Action 3.4 A "place-making" approach to building communities

Future Directions states that approximately 40% of the dwellings in the social housing portfolio in NSW are located in concentrated housing estates. It notes that while a range of social housing estates function relatively well, many estates experience high levels of crime, unemployment, domestic violence, tenancy management problems, poor educational outcomes and associated child protection issues.

The proposal, which will deconcentrate the Study Area and will include social housing as part a mixed-tenure development, will support the Future Directions action to take a "place-making" approach to building communities. The social housing dwellings will be indistinguishable from the private dwellings in the new development, with the facilities provided across the site being available to all residents.

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4.2.3 LAHC Portfolio Strategy 2020

The LAHC Portfolio Strategy (2020) sets out the vision and priorities to grow and change the LAHC portfolio over the next 20 years. By growing and changing the social housing portfolio, more vulnerable households can be housed in better quality dwellings and LAHC's financial sustainability as a self-funded housing owner can be improved.

The Portfolio Strategy notes that most current social housing tenants are older (with about 33% being over 65 years old), live alone (60% of tenants) and rely on the age, disability or some other pension for income (93% of tenants). Only 4% of households are couples with children.

In responding to this tenant profile, the Portfolio Strategy sets the direction for the dwellings LAHC will own and build into the future, specifically fit for purpose and well-maintained dwellings that will be planned and designed to meet needs of current tenants as they age as well as future tenants.

In growing and changing the portfolio, the Portfolio Strategy indicates a need to focus on several areas, including improving the flexibility of portfolio by:

- Having fewer homes on estates;
- Building more homes with 1 or 2 bedrooms for seniors, and with better design and accessibility;
- Reducing the average age of the portfolio; and
- Increasing the number of fit for purpose dwellings to better manage under-occupancy and over-crowding.

The proposal, by deconcentrating an estate, delivering more accessible dwellings and by making a significant contribution to reducing the average age of dwellings in the portfolio aligns with these focus areas and will support the achievement of the 20-year vision for the portfolio.

The proposal, which will be delivered in partnership with the private sector, also responds to the Portfolio Strategy focus areas of partnerships and decision making and will support the financial sustainability of the portfolio by make best use of government land.

4.2.4 LAHC Canterbury-Bankstown Local Area Analysis November 2021

LAHC has prepared a Local Area Analysis (LAA) for a number of LGAs to provide direction and a framework for delivering on the long-term vision set out in the LAHC Portfolio Strategy. LAHC's vision for social housing in the Canterbury-Bankstown LGA is to deliver houses located near jobs, shops, transport and services to better meet tenants' needs.

LAAs consider the social housing stock available in an LGA against demand and analyses the opportunities available for redevelopment and renewal to provide the best outcome for the portfolio and current and future social housing tenants.

The Canterbury-Bankstown LAA indicates:

- LAHC owns approximately 9,800 social housing dwellings in the Canterbury-Bankstown LGA (about 8% of the total dwelling stock in the LGA).
- About 4,600 of these social housing dwellings are concentrated in 8 suburbs or estates.
- About half (4,900) of the 9,800 households living in LAHC-owned dwellings are single-person households.
- About 2,050 households living in LAHC-owned dwellings are 2-person households.
- The median age of the main tenant in LAHC-owned dwellings is 64 (compared to 35 in the LGA).

The LAA identifies there is a strong demand for 1 and 2 bedroom dwellings that are well located close to transport and amenities and that a high proportion of these should be seniors living housing and other forms of accessible dwellings.

The LAA notes that most social housing in the Canterbury-Bankstown LGA comprise cottages and units built between the 1940s and 1980s. The age of the stock has an impact on property maintenance costs, so these properties are becoming less and less suitable, both for the tenants who live in them and for LAHC to manage cost-effectively.

The proposal will make a significant contribution to improving the standard of social housing dwellings in the Canterbury-Bankstown LGA. The proposal will result in approximately 10% of older social housing stock in the LGA being renewed with dwellings that will be more accessible, less costly to maintain and be integrated into a new, well-designed residential community.

4.2.5 NSW Social Housing Register and Social Housing Demand Analysis

The NSW Housing Register is a list of approved households waiting for social housing. The Register, and particularly the priority waiting list on the Register, is often used as an indication of the demand for social housing in an area.

Applicants for social housing are placed on the general or priority waiting list in the Register based on an assessment of their housing need. Applicants with complex housing needs, including those who are homeless and those who need urgent housing, are considered for priority housing. The Register also includes current social housing tenants who have been approved for transfer or relocation. Some of these tenants have been approved for escalated transfer or relocation.

When a household is classified as either a priority applicant or an escalated tenant, they are deemed to have an urgent need for housing assistance.

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As of June 2020, across NSW there were more than 51,390 applicants on the Register, with more than 5,300 applicants being eligible for priority housing. There were an additional 10,000 current tenant households waiting to be transferred or relocated from their current social housing dwelling into another dwelling, with about 3,900 of these households being eligible for escalated transfer or relocation. In total, there are approximately 61,400 applicants and current tenants waiting for a social housing dwelling across NSW.

To provide an indication of current and likely future demand for social housing within the Study Area, analysis was undertaken for the four allocation zones that surround the site, namely the Riverwood, Canterbury, Bankstown and St George allocation zones as shown within **Figure 9** below.

As of June 2020:

- There were 5,150 applicants for social housing on the Register (approximately 10% of the NSW total of 51,300) in these four allocation zones.
- 578 of these 5,150 applicants (approximately 10%) were priority applicants.
- In addition, there were 1,180 current tenant households eligible for transfer/relocation.
- 435 of the 1,180 applicants eligible for transfer/relocation were escalated.

By adding the 578 priority applicants to the 435 escalated tenants for transfer/relocation, it can be seen that there are a total of 1013 households with an urgent need for housing in the four allocation zones. Of these, 739 (73%) households require modified and/or accessible housing.

The current number of applicants, social housing dwellings and waiting times for the four allocation zones are provided at **Table 5** below.

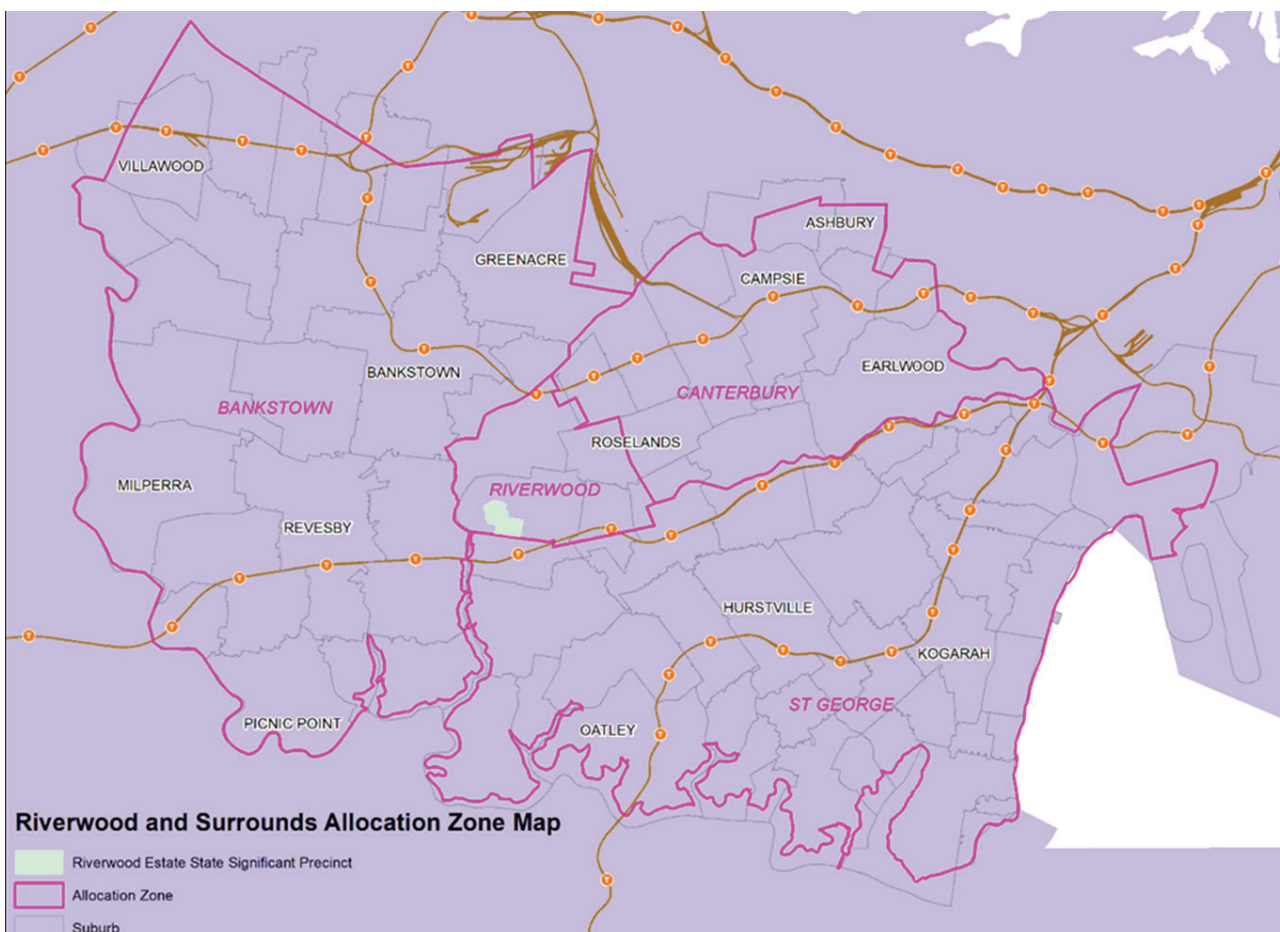


Figure 9. Riverwood and Surrounds Social Housing Allocation Zone Map
Source: LAHC

Strategic Context, Case for Change and Environmental Planning Instruments

Table 5. Overview of Allocation Zone and Current Social Housing Demand

Allocation Zone	Current Demand
Bankstown	<ul style="list-style-type: none"> - 2326 applicants (115 priority) with about 7,000 LAHC-owned dwellings in the zone. - Expected waiting time for general applicants for studio/1 bedroom dwellings is 5-10 years. - Expected waiting time for general applicants for 2-4+ bedroom dwellings is 10+ years.
St George	<ul style="list-style-type: none"> - 1756 applicants (334 priority) with about 2,950 LAHC-owned dwellings in the zone. - Expected waiting time for general applicants for studio/1 bedroom dwellings is 10+ years. - Expected waiting time for general applicants for 2-4+ bedroom dwellings is 10+ years.
Canterbury	<ul style="list-style-type: none"> - 792 applicants (108 priority) with about 1,650 LAHC-owned dwellings in the zone. - Expected waiting time for general applicants for studio/1 bedroom dwellings is 10+ years. - Expected waiting time for general applicants for 2-4+ bedroom dwellings is 10+ years.
Riverwood	<ul style="list-style-type: none"> - 276 applicants (21 priority) with about 2,300 LAHC-owned dwellings in the zone. - Expected waiting time for general applicants for studio/1 bedroom dwellings is 5-10 years. - Expected waiting time for general applicants for 2-4+ bedroom dwellings is 10+ years.

The demand analysis and the length of the wait times in the four allocations zones make a compelling case for the proposal to proceed. The proposal will result in the renewal of over 1,000 older social housing dwellings with new contemporary social housing dwellings in an area where demand for social housing is high.

Importantly, with about 75% of applicants for social housing in the four zones identified as having an urgent need for housing requiring modified or accessible housing, the new dwellings will be accessible and will be more easily able to be modified to meet the needs of seniors and people with disability.

As can be seen in the analysis above, there are significantly fewer applicants for social housing in the Riverwood allocation zone than the Bankstown, St George and Canterbury allocation zones. Both general and priority demand for social housing is much lower in the Riverwood allocation zone than the other three zones.

There could be a number of reasons for this, including the high level of social housing concentration within the Study Area and the unsuitability of the current dwellings for priority applicants. The fact that social housing applicants prefer to live in the surrounding allocation zones rather than Riverwood, even though they may have to wait longer for a dwelling, supports the proposal to deconcentrate and renew the Study Area.

4.3 The Case for Change

4.3.1 Social Housing Context

LAHC owns and manages the NSW Government's social housing portfolio under the Housing Act 2001. The objectives of the Housing Act that are particularly relevant to the proposal include to:

- Ensure that public housing is developed as a viable and diversified form of housing choice;
- Ensure that public housing and community housing reflects the housing standards of the general community and is designed to cater for the ongoing needs of consumers;
- Ensure that the available supply of public housing is shared equitably among people who are most in need; and
- Encourage social mix and the integration of different housing forms in existing and new communities.

LAHC manages the social housing portfolio, which currently includes over 125,000 social housing dwellings, in line with these objectives and with a strong focus on making the best use of its available assets and resources to provide homes for as many people in need as possible.

The proposal, which will deliver new social homes as part of a mixed-tenure development, responds to the objectives of the Housing Act, particularly by ensuring that social housing reflects the standards of the general community and social housing is built to the same standard and is integrated with private housing.

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The proposal will also allow LAHC to provide housing on the site that better meets current and projected demand for smaller and more accessible dwellings. This is likely to subsequently reduce the number of underutilised social housing dwellings in the area and result in a more equitable sharing of social housing among people in need.

In managing the portfolio, including decisions about where to sell, buy and redevelop property, LAHC is guided by the Government's policy for social housing, Future Directions for Social Housing in NSW and the LAHC Portfolio Strategy 2020.

LAHC also responds to on-going analysis of the demand for social housing, including detailed analysis of needs and preferences of current tenants, as well the needs and preferences of households on the NSW Housing Register who are eligible for social housing. In addition, LAHC considers the longer term implications that projected population growth and change may have on future demand for social housing.

4.3.2 Why Renewal?

The Study Area is a 30ha, predominantly Government-owned site located approximately 800m from Riverwood railway station and shopping centre. The Study Area was declared to be of state significance on the basis of its potential to deliver more housing in a new, mixed tenure community, while generating social and economic benefits for NSW.

In response, a proposal to support the redevelopment of the Study Area has been prepared. The proposal will support the delivery of:

- Approximately 3,900 new dwellings, with a mix of dwelling types, sizes and tenures, in buildings with heights ranging from 3 to 12 storeys.
- Over 5ha of new or upgraded public open space, including new parks, green connections and upgrades to existing parks, providing green space and more connectivity for the new residents and the broader community of Riverwood, particularly to Salt Pan Creek.
- A street network that is green, legible, safe and welcoming, enabling new residents and the people from the local community to move around and through the site and to connect the site with the surrounding area, Riverwood Station and bus routes.

The site presents two clear opportunities. Firstly, the opportunity to increase housing supply, diversity and affordability in an area already identified by State and local government strategies and plans as a suitable location for growth and additional housing. Secondly, the opportunity to deliver better social and economic outcomes for both current and future social housing residents.

This case for change will provide justification for the proposal against these two opportunities. It will justify the proposal with reference to state and local government policies; the NSW strategic planning framework of regional, district and local plans; and the Government's four housing pillars of supply, diversity, affordability and resilience. It will also provide justification for the proposal against the Government's policies and strategies for social housing, including the over-arching objective to deliver more social housing of the right type in the right location.

The case for change is particularly strong when considered against the demand for fit purpose social housing across NSW, Greater Sydney and in the area surrounding the site. Across NSW, as of 30 June 2020, there were more than 50,000 applicants on the waiting list for social housing. Approximately 10% of these applicants (about 5,150) were on the waiting list for social housing in the four allocation zones surrounding the site. A large proportion of these applicants, particularly those who have been assessed as having an urgent need for housing, require accessible or modified dwellings.

Currently, there are approximately 1,100 dwellings (1,019 social housing dwellings and 60 privately owned dwellings) within the Study Area. The social housing dwellings are contained in low, medium and high density buildings which were mostly built in the 1960s and 1970s. Over 85% of the social housing dwellings on the site are apartments. Many of these do not meet contemporary accessibility and design standards, are costly to maintain and modify when required to meet the needs of tenants.

The proposal will deliver new social housing dwellings, that meet contemporary design and accessibility standards, in a good location where they are needed. The new social housing dwellings will cost significantly less to maintain than the dwellings currently on the site. Ultimately, this will mean that LAHC, which is self-funded, will be able to either deliver more social housing or improve the quality of social housing on other sites.

The case for renewal and reconcentration of the site is further supported by a comparison of demand for social housing in the Riverwood allocation zone against demand in adjoining allocation zones. The Riverwood allocation zone is located in the middle of the St George, Canterbury and Bankstown allocation zones. As of 30 June 2021, the Riverwood allocation zone is ranked in 61st position for priority demand (the lowest priority demand ranking for a metropolitan location), while St George is ranked 3rd, Canterbury is ranked 16th and Bankstown is ranked 17th.

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While the reasons for this would vary from applicant to applicant, it is likely to be at least partly due to the older, less accessible dwellings in the Riverwood estate being unsuitable for many applicants on the priority waiting list. It may also be that applicants for social housing would prefer not to live in an older, concentrated estate in an area perceived to have social problems.

The renewal of the Study Area to a new, mixed tenure development has the potential to address these issues and make Riverwood a more desirable area for social housing tenants and the future private owners and renters who may live on the site, as well as the broader community.

The proposal will also deliver broader social and economic benefits to the Riverwood community. The addition of an extra 2,800 dwellings close to the Riverwood centre, particularly in the form of apartments, will assist in meeting the identified need for smaller, well-located dwellings for the ageing population of the area over the next 15 years.

The residents of the proposed additional 2,800 dwellings will support local businesses and shops, strengthen the Riverwood high street and encourage further commercial and retail development in an area identified for growth and change in State and local strategic plans. Residents with children living on the site would also have the potential to increase enrolments at Riverwood Primary School, which adjoins the site and is currently below capacity.

In summary, the proposal is consistent with the strategic planning framework for where and how housing should be delivered in Riverwood. It responds to the Government's position to use Government-owned land to deliver better social and economic outcomes, including by increasing housing supply and affordability. It will assist Government to meet high and growing demand for social housing.

Table 6. Case for Change Strategic Context

The proposal has the potential to:	Government plan, policy or strategy
Increase supply, diversity, affordability and resilience of housing in response to the Government's four pillars of housing.	– Housing 2041
Renew an older social housing estate with a new, mixed tenure residential community.	– Housing 2041
Demonstrate best practice urban development on government-owned land.	– Housing 2041
Increase productivity in Greater Sydney by allowing more people to live closer (within 30 minutes) to jobs, services and infrastructure.	– Greater Sydney Region Plan
Increase liveability in Greater Sydney by allowing more people to live in a well-located site in an established centre with good access to public transport, open space and other facilities.	– Greater Sydney Region Plan
Increase sustainability in Greater Sydney by delivering a project that enhances the urban tree canopy, provides additional green space, supports reduced car dependency and houses more people in more sustainable buildings.	– Greater Sydney Region Plan
Demonstrate the benefits of strong and effective collaboration in an area identified as suitable for urban renewal and deliver social, environmental and economic benefits through the alignment of land use, transport and infrastructure planning.	– Greater Sydney Region Plan
Deliver 2,800 of the 83,500 additional dwellings expected to be required in the South District of the Greater Sydney by 2036.	– Greater Sydney Region Plan – South District Plan
Deliver 2,800 of the 50,000 additional dwellings that Canterbury-Bankstown Council is planning for by 2036.	– Canterbury-Bankstown Local Housing Strategy

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The proposal has the potential to:	Government plan, policy or strategy
Increase housing diversity by delivering 2,800 additional dwellings (predominantly apartments) in an area identified as being suitable for higher density residential development and where smaller dwellings are required to meet housing demand.	<ul style="list-style-type: none"> - Greater Sydney Region Plan - South District Plan - Canterbury-Bankstown LSPS - Canterbury-Bankstown Local Housing Strategy - Georges River LSPS - Georges River Local Housing Strategy
Provide a more affordable housing choice in an area where housing affordability is an issue.	<ul style="list-style-type: none"> - Canterbury-Bankstown LSPS - Canterbury-Bankstown Local Housing Strategy - Georges River LSPS - Georges River Local Housing Strategy
Support the future development of the Riverwood centre, which has been identified as an area for growth and change and support the integration of land use and transport planning.	<ul style="list-style-type: none"> - Greater Sydney Region Plan - South District Plan - Canterbury-Bankstown LSPS - Canterbury-Bankstown Local Housing Strategy - Georges River LSPS - Georges River Local Housing Strategy
Renew 1,019 social housing dwellings located in an older-style estate with new and accessible social housing dwellings in an attractive, mixed-tenure community.	<ul style="list-style-type: none"> - Future Directions for Social Housing
Deconcentrate a social housing estate and deliver better social and economic outcomes for current and future tenants as well as for residents in the broader community.	<ul style="list-style-type: none"> - Future Directions for Social Housing
Respond to demand for social housing by providing dwellings suitable for older, smaller households of one or two people who either need or prefer to live in a smaller dwelling near transport and services.	<ul style="list-style-type: none"> - Future Directions for Social Housing - LAHC Portfolio Strategy
Support the viability of the social housing portfolio by replacing older social housing dwellings that are costly to maintain and modify with new fit for purpose dwellings.	<ul style="list-style-type: none"> - LAHC Portfolio Strategy
Deliver new, accessible, social housing dwellings that will be able to more easily be modified to suit the needs of older tenants and tenants with complex needs in an area where demand for these types of dwellings is high.	<ul style="list-style-type: none"> - LAHC Portfolio Strategy - Canterbury-Bankstown Local Area Analysis - Social Housing Demand Analysis

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4.3.3 Primary Drivers for Renewal

The primary drivers for renewal of the Study Area include:

- To increase housing supply, diversity and affordability in an area already identified by state and local government strategies and plans as a suitable location for growth and additional housing. The proposed master plan provides for approximately 3,900 new dwellings and will transform the existing social housing estate into a modern mixed community of social and private homes supported by new infrastructure within close proximity to transport, employment and education.
- Social housing dwellings are at the end of their economic lifecycle. The social housing dwellings within the Study Area, built in the 1950's and 1970's, are at the end of their useful life and require a high level of maintenance at a significant cost to government. Further, substantial parts of the Study Area require major refurbishment to bring them up to standard. Construction of new social housing within the Study Area will lower the maintenance requirements and costs by replacing the ageing housing and infrastructure with modern, new, fit for purpose homes into the future.
- Social housing dwellings are no longer fit-for-purpose and suitable for the needs of residents. The existing social housing dwellings at the Study Area are aging, being at the end of their useful life and are no longer suitable for the needs of residents. One of the major reasons for renewal is the existing housing stock do not have lifts, and the aging demographic require these. Further, there is growing demand is for smaller dwellings, such as one and two bedroom homes with better design and accessibility to suit a range of needs and lifestyles. The proposal seeks enable a range of dwelling types and sizes to be provided to meet this demand to better respond to the existing and future needs of residents.
- To reduce concentration of social housing in the Study Area. At present, the Study Area is a concentration of social housing and is somewhat set apart from the wider community of Riverwood. Historically, the Study Area has suffered from a range of physical and social disadvantages attributed to poorly designed public spaces, an uninviting pedestrian and street network, and buildings that are easily identifiable as social housing. The proposal seeks to respond to these known constraints to deliver a diverse, mixed tenure development which is better integrated within the broader suburb of Riverwood.
- To improve safety and create a welcoming neighbourhood. At present, the Study Area has a number of environmental and built form constraints, including a fragmented street network and poor

building layouts which reduce lines of sight and poor lighting across the estate, limiting active and passive surveillance and presenting significant challenges in preventing crime.

- The proposed master plan seeks to respond to these known constraints, including rationalising the existing street network, delivering revised building layouts with a positive street address and maximising visibility and lighting across the estate, to ensure a safe welcoming and inviting places for all.

4.3.4 Broader Community Benefits

In addition to the primary drivers of renewal, the proposal will also provide other benefits to the broader suburb of Riverwood, including:

- Increased enrolments at Riverwood Primary School. Enrolment demand at Riverwood Primary School is currently below capacity. The renewal of the Study Area will increase and diversify the population within the catchment of the Riverwood Primary School which will help the school grow and improve.
- Revitalise the Riverwood Local Centre. A larger population will further support local businesses and retailers, strengthening the high street and creating opportunities for new retail. The renewal of the Study Area will contribute to the economic livelihood of the Riverwood Local Centre overall.
- Integration of Salt Pan Creek Reserve. The Salt Pan Creek Reserve is a significant regional space adjacent to the Study Area. This parcel of land is owned by Canterbury-Bankstown Council and is subject to a separate Council-led master plan which seeks to improve the interface and connections to Salt Pan Creek Reserve, which will be further supported by upgrades to Whitmarsh and McLaughlin Fields, to transform this area into a regional parkland destination with various sports fields and recreational facilities.
- The renewal of the Study Area will complement the master plan for the Salt Pan Creek Reserve and provide an opportunity for the reserve to integrate and connect with the wider community. The dwellings adjacent to the park will be redeveloped to activate the park edge. The renewal will also provide key pedestrian and vehicular access to the Salt Pan Creek Reserve. Overall, the redevelopment will also support people living in close proximity to high quality open spaces and sporting fields.

Overall, there is a strong case for change for the renewal of the Study Area, with the renewal of existing ageing social housing with new fit-for-purpose social housing dwellings within a vibrant and diverse mixed tenure setting. This will allow LAHC to better match the housing requirements of social housing tenants, whilst also delivering new

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and improved public spaces, community facilities and educational uses that will provide benefits for residents and the broader community.

4.3.5 Summary and Consideration of the 'Do Nothing' Approach

This case for change provides justification for the proposal, both regarding the need for additional and more diverse and affordable housing typologies and also for more accessible social housing.

The redevelopment of the Study Area for higher density residential purposes is consistent with both State and local government strategies, policies and plans for housing. It provides an opportunity to increase the supply, diversity, affordability and resilience of housing in a well-located area with good amenity. It also responds to established planning principles of integrating higher density housing with transport, services and open space.

The redevelopment of the Study Area will support the provision of higher quality and more accessible social housing to existing tenants on the site and deliver social housing that is likely to meet the needs of tenants who may live on the site in the future. The proposal is focused on the delivery of accessible apartments in a mixed-tenure residential development that will be designed to provide a high level of on-site amenity and connectivity for all residents on the site as well as the broader community of Riverwood.

The 'Do Nothing' option for the Study Area is inconsistent with the clear objective of both state and local government strategic plans for Riverwood to develop over the next 15 to 20 years as a centre, with improved transport, services and increased housing diversity and supply. It would result in a significant under-utilisation of a large, valuable parcel of Government-owned land, in a location that has been identified as being suitable for higher density housing, at a time when there is strong and widespread concern about housing supply and affordability across NSW.

The 'Do Nothing' option would also mean that the proposed additional 2,800 dwellings (predominantly apartments) would not be delivered in an area where local government strategies and policies demonstrate a need for smaller, accessible and more affordable dwellings.

The 'Do Nothing' option would result in the on-going use of the Study Area as a social housing estate, with dwellings that are old, expensive to maintain, not suitable for many of the current tenants and that do not align with the needs of many applicants on the waiting list for this area. The retention of these dwellings in this area would result in an on-going financial cost to Government due to the cost of modifying older dwellings to meet the needs of tenants and applicants.

For LAHC, which is predominantly self-funded, there would continue to be costs associated with the maintenance of an older estate specifically and the costs associated with the continued high number of older, not fit-for-purpose dwellings in the portfolio. This would subsequently impact on LAHC's ability to renew or build more social housing in Riverwood or other areas.

The site would continue to be an area of social housing concentration, with the majority of housing within the Study Area being used for social housing. There would continue to be a significant contrast between the new social housing in the high amenity, adjoining, mixed-tenure residential development at Washington Park and the older buildings and amenities on the site.

For the current tenants, the social impacts of living in an area of high concentration of social housing would continue. In the context of Government's plans for growth and change in this area and in the context of the Government's objective to deconcentrate social housing estates, it is unlikely that there would be significant investment in upgrades of the buildings or landscaped areas on a site that is expected to be redeveloped in the near or medium term future.

For the broader community, the on-going use of the Study Area as an area of concentrated social housing is less than ideal. Currently, the pedestrian and vehicle connections through the site, particularly to the Salt Pan Creek Reserve and Riverwood public school, are poor and the site does not integrate well into the surrounding area. More importantly, the high concentration of social housing marks the area as different from nearby residential areas and does little to strengthen community ties across different social and economic groups.

The continuation of the current use of the site is not in line with Government policy and strategy and is not an efficient use of Government-owned land.

4.4 Other Relevant Policies, Strategies and Plans

4.4.1 NSW Government Premier's Priorities

NSW State Priorities are fourteen priorities unveiled by the NSW Premier, in a commitment to making a significant difference to enhance the quality of life. The 14 priorities are:

4. Bumping up education result for children;
5. Increasing the number of Aboriginal young people reaching their learning potential;
6. Protecting our most vulnerable children;
7. Increasing permanency for children in out-of-home care;
8. Reducing domestic violence reoffending;
9. Reducing recidivism in the prison population;
10. Reducing homelessness;
11. Improving service levels in hospitals;
12. Improving outpatient and community care;
13. Towards zero suicides;
14. Greener public spaces;
15. Greening our city;
16. Government made easy; and
17. World class public service.

The Premier's Priorities have been key considerations in the design of the proposed Maser Plan. In particular Priorities 11 and 12 which seek to:

- Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023 (Priority 11 Greener public spaces); and
- Increase the tree canopy and green cover across Greater Sydney by planting one million trees by 2022 (Priority 12: Greening our city).

4.4.2 NSW Government Architect Better Placed

This Policy sets out the NSW Government's position for design-led planning in the urban environment, providing principles and direction in creating good places. The Policy establishes seven objectives to be considered in the design of new communities including:

- Better fit: contextual, local and of its place;
- Better performance: sustainable, efficient, and durable;
- Better community: equitable, inclusive, and diverse;
- Better for people: safe, comfortable and liveable;
- Better working: functional, efficient and fit for purpose;
- Better value: creating and adding value; and
- Better look and feel: engaging, inviting and attractive.

The master plan responds to the seven objectives identified in the policy through a design-led approach that will deliver improved residential and public domain outcomes, creating a place that relates to its context, responds to local character, and focuses on community, connectivity, and improved social outcomes.

4.4.3 NSW Government Architect Green Grid

In March 2017, DPE, in conjunction with GANSW and Tyrrell Studio published the Sydney Green Grid: Spatial Framework and Project Opportunities (Green Grid). Broadly, this Green Grid document identifies an extensive network of existing and potential future green spaces and connections between and across town centre, public transport hubs and major residential areas. In particular, the Green Grid provides a detailed breakdown of each district across greater Sydney (as identified in the Greater Sydney Region Plan), with the Study Area being located within the South District.

Riverwood sits strategically at the intersection of two corridors identified within the Green Grid, being Salt Pan Creek Reserve, adjoining the site to the west and the M5 motorway corridor, adjoining the site to the north. Together, these intersecting green corridors provide valuable opportunities to provide green infrastructure links between and into the Study Area, whilst supporting broader public domain works to assist in achieving the objectives of the Green Grid.

The Salt Pan Creek Reserve corridor generally links Bankstown to the north through to the Georges River to the South. The Green Grid aims to enhance this corridor to strengthen links between the Bankstown CBD and the Georges River via Salt Pan Creek Reserve and Riverwood. Along this corridor are significant areas of mangroves and wetlands which give Salt Pan Creek Reserve a high conservation value as well as provide valuable opportunities for passive and active recreation facilities such as walking or cycling trails.

The master plan seeks to provide an appropriate interface and connections to Salt Pan Creek Reserve, which will be further supported by a broader, separate master plan for Salt Pan Creek Reserve, Whitmarsh and McLaughlin Fields, which has recently been adopted by the Canterbury-Bankstown Council in February 2019 to transform this area into a regional destination parkland with various sports fields and recreational facilities.

The Study Area is also located adjacent to the M5 corridor, identified within the Green Grid, which serves as a linear park to the northern boundary of the Study Area. This corridor provides a suitable buffer from the site to the M5 motorway, as well as facilitating greater connections from both the recently completed Washington Park and the Study Area to Salt Pan Creek Reserve.

Together, the interfaces to each of these Green Grid corridors have been a key consideration in the design of the master plan to maximise the integration of green infrastructure and recreational opportunities across the Study Area.

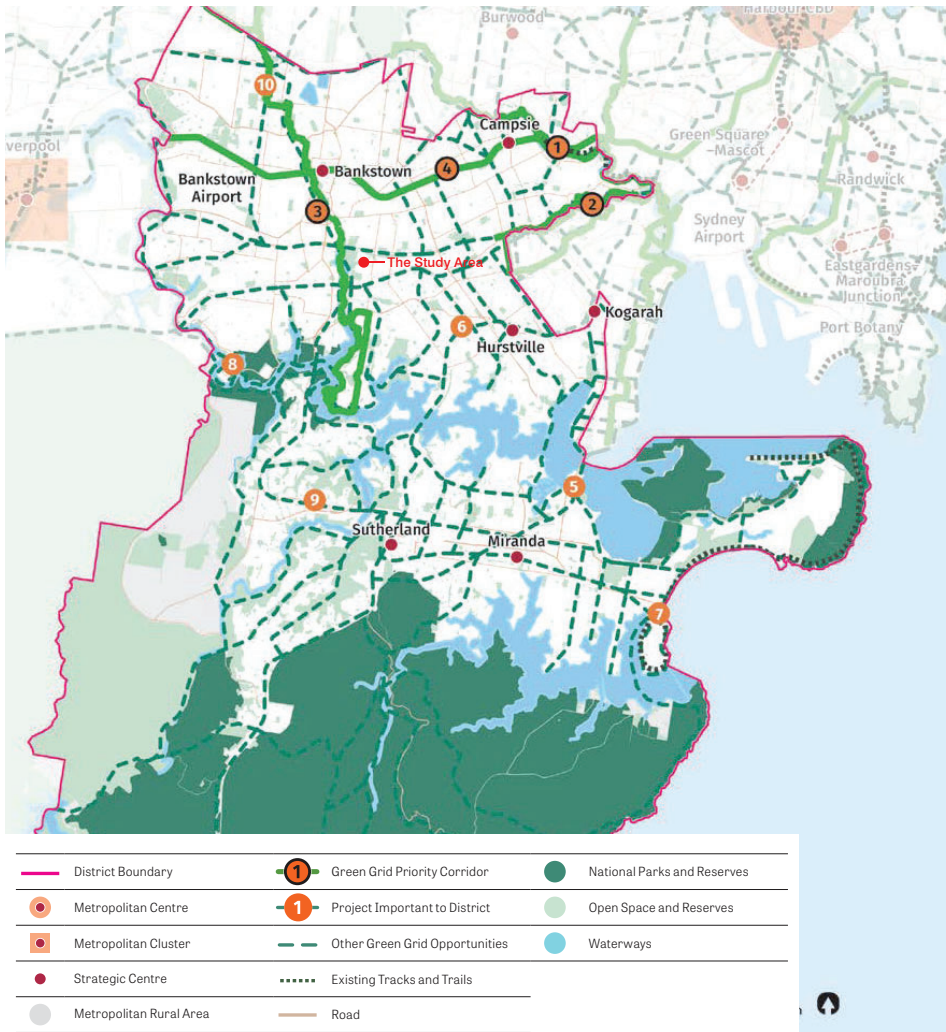


Figure 10. South District Green Grid Priorities
 Source: Greater Sydney Commission

NSW Government Architect Greener Places Framework and Draft Greener Place Design Guide

To support in achieving the Green Grid, in June 2020 the GANSW published Greener Places, a design framework to guide the planning, design, and delivery of green infrastructure. This framework is intended to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, supporting and maintaining Aboriginal culture and heritage, and improving the resilience of urban areas.

This design framework is supported by the Draft Greener Places Design Guide, which provides additional and more detailed guidance for industry and government across different types of development and areas. Specifically, this Draft Greener Places Design Guide includes provision for urban tree canopy, provision of open space for recreation, as well as ensuring connections with bushland and waterways. These have been key considerations for the design team, especially given the focus on both the retention of and provision for trees across the Study Area, as well as ensuring integration with and connections to the adjoining Salt Pan Creek Reserve and the M5 motorway Green Grid corridors.

The retention, provision and integration of green infrastructure has been a key focus in the preparation of the master plan, both for improved liveability and quality of life for residents as well as part of wider urban design processes and shape other key urban elements such as buildings and streets.

This is reflected in the Landscape Design Report, prepared by JMD and Green Infrastructure Study, prepared by Clouston, each accompanying this report, which details the proposed approach to the retention, provision and integration of green infrastructure across the Study Area, including across built form, urban design, critical infrastructure (such as stormwater management) and integration with nearby Green Grid corridors of Salt Pan Creek and the periphery of the M5 motorway.

This Green Infrastructure Study sets out a range of design considerations and overarching principles to maximise the provision of green infrastructure across the Study Area, as well as informs the proposed DCP controls which will be considered in the design of future buildings at the site. In developing these controls, the retention and provision of trees across the Study Area has been a key focus, including to achieve broader targets of 30% tree canopy cover which exceeds the minimum 25% targets provided

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for medium-high density development within the Draft Greener Places Design Guide.

It is noted that all DCP provisions referenced above relating to canopy cover and green infrastructure have been considered with regard to the document Urban Green Cover in NSW Technical Guidelines 2015, published by the NSW Office of Environment and Heritage. For further details relating to the provision of green infrastructure and the application of fine-grained development controls across the Study Area, refer to the Draft Riverwood Estate DCP and the Green Infrastructure Study at **Appendix B** and **H** respectively.

4.4.4 NSW Government Architect Evaluating Good Design and Implementing Good Design

In March 2018, the GANSW published the two documents Evaluating Good Design and Implementing Good Design. These documents were intended to support changes made to the EP&A Act in 2017 which introduced at Section 1.3(g) “to promote good design and the amenity of the built environment”.

In Evaluating Good Design, seven objectives have been introduced to define the key considerations in the design of the built environment including better fit; better performance; better for community; better for people; better working; better value; and better look and feel. These seven objectives are supported by the Implementing Good Design Document, which presents a series of questions across key considerations within the design process.

As detailed within this report, each of these documents has been taken into consideration during the design of the master plan, including ongoing consultation with GANSW and the proposal is considered to facilitate good design outcomes across the Study Area.

4.4.5 NSW Government Architect Connecting with Country Draft Framework

In November 2020, the GANSW published the Connecting with Country Draft Framework. The draft framework is intended to establish processes to ensure “connections with Country inform the planning, design, and delivery of built environment projects in NSW”, through advocating ways that proponents can respond to, and better support, Aboriginal culture and heritage in the built environment. Whilst it is acknowledged this is a draft document, given the extensive work undertaken to date, LAHC has committed to ensuring that the Connecting with Country Draft Framework is incorporated in all future design work and development proposals ongoing.

In order to achieve this, LAHC is currently developing a tailored framework for the Riverwood Renewal project.

The purpose of the framework is to guide the integration of Connecting with Country principles into the next stages of development, planning and design of the project. This framework will include a range of measures that will be undertaken in preparation of any SSDA, including working groups and ongoing consultation with GANSW to ensure and reinforce connection with Country across all future stages of the development.

4.4.6 NSW Government Architect Good Design and Design Excellence in the Planning System

The Good Design and Design Excellence in the Planning System Advisory Note prepared by the GANSW seeks to elevate the role of design in the planning system by ensuring that design is considered and balanced with the other objectives of the EP&A Act. Ensuring good design and design quality will be a key consideration for the renewal of the Study Area.

For DAs where Council is the determining authority, this will require any buildings higher than three storeys to be reviewed by Council’s Design Review Panel (DRP). For projects lodged with DPE as SSDAs, it is expected the SDRP will continue to provide design oversight and this process will be confirmed as DPE issues the Secretary’s Environmental Assessment Requirements (SEARs) for each stage of the project. This process is outlined in the GANSW SDRP Terms of Reference.

4.4.7 NSW Government Architect Good Design for Social Housing

Good Design for Social Housing was prepared by LAHC and the GANSW to provide guidance on design decisions to project teams, delivery partners and all key LAHC stakeholders to support better social housing outcomes. The proposal responds to the four key goals of Good Design for Social Housing as follows:

1. Tenant well-being – the proposal responds to this goal by providing new, high quality social housing as part of mixed tenure development in a good location. The proposal has been designed to provide a safe, attractive, high amenity environment for residents of private housing and social housing.
2. Belonging – the proposal responds to this goal by providing high quality, shared open space and on-site facilities that will encourage a sense of belonging and social cohesion among residents. The proposal has been designed so that members of the broader local community will use these facilities and also use the new vehicle and pedestrian ways through the site to access open space and the Riverwood public school.
3. Value for NSW – the new social housing dwellings will provide significantly improved housing, particularly in terms of its accessibility and on-site facilities, for

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social housing tenants when compared to the current dwellings. As well, the maintenance costs of the new social housing dwellings will be significantly lower than the current dwellings.

4. Collaboration – the proposal aligns with both State and local government plans for the Riverwood area. It responds to State government plans to improve public transport to Riverwood, Canterbury-Bankstown Council’s significant investment in regional open space surrounding the site and also with Georges River Council’s plans for future development of the Riverwood centre. It also an example of the Government working in collaboration with the private sector to deliver a significant community benefit of the renewal of the site and provision of new, accessible, integrated social housing dwellings.

4.4.8 NSW Government Future Transport 2056

The Future Transport Strategy sets out a 40 year vision, direction and outcomes framework for customer mobility in NSW and will guide transport investment over the longer term.

The Study Area is well located to achieve better transport outcomes by focusing on movement of people through and within the site to create a neighbourhood that is connected by public transport, walkable, sustainable and attractive to residents, visitors and businesses.

4.4.9 NSW Government Movement and Place Framework

The Movement and Place Framework is a cross-government framework for planning and managing roads and streets across NSW. The framework delivers on NSW policy and strategy directions to create successful streets and roads by balancing the movement of people and goods with the amenity and quality of places.

The renewal of the Study Area presents a significant opportunity to provide an improved street network, that will enhance connectivity to surrounding open space, public transport and nearby centres. The master plan will be supported by a place-based Transport Strategy that applies the Movement and Place Framework to the Study Area.

4.4.10 NSW Government Public Spaces Charter

The NSW Public Spaces Charter has been developed to support the planning, design, management and activation of public spaces in NSW. It identifies ten principles for quality public space, including:

1. Open and welcoming;
2. Community focused;
3. Culture and creativity;
4. Local character and identity;
5. Green and Resilient;
6. Healthy and active;
7. Local business and economies;
8. Safe and secure;
9. Designed for people; and
10. Well managed.
11. The public domain, landscape and open space strategy for the Study Area will play a fundamental role in the master plan, to deliver on the above principles and create a place of belonging for residents and visitors alike.

4.4.11 NSW Government Walking Space Guide: Towards Pedestrian Comfort and Safety

The Walking Space Guide provides a set of standards and tools to assist those responsible for Walking Spaces on streets, to ensure that sufficient space is provided to achieve comfortable environments which encourage people to walk.

The Study Area has the opportunity to improve pedestrian connectivity and permeability throughout the site, through a new street network that is sustainable, connected and comfortable.

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4.4.12 NSW Government Green Cover Technical Guidelines

The Green Cover Technical Guidelines were endorsed by the NSW Office of Environment and Heritage (OEH) in 2015 and describes how increasing urban green cover can provide effective and low-cost resilience to heat impacts while improving community amenity and providing multiple benefits.

The Guidelines include information for planning and implementing green cover, in consultation with urban design and engineering professionals, utilities and relevant stakeholders.

The objectives of the Green Cover Technical Guidelines have been considered in the design of the master plan to reduce overall urban heat impacts, including prioritising tree retention and increasing tree planting to increase overall urban tree canopy coverage across the Study Area.

4.4.13 Canterbury-Bankstown Council Affordable Housing Strategy

The master plan is consistent with the five guiding principles identified in the Canterbury-Bankstown Affordable Housing Strategy, including:

- Increase the supply of affordable housing in Canterbury-Bankstown;
- Locate affordable housing near established centres to allow residents better access to transport, jobs and services;
- Focus on alleviating housing stress for low and very low income households and key workers;
- Establish clear processes for the delivery and dedication of affordable housing dwellings; and
- Establish an internal framework for the management of affordable housing dwellings.

The proposal aims to increase supply of private housing in the Canterbury-Bankstown LGA, which will provide more affordable housing options for the local community. The proposal will also renew social housing, providing modern and accessible social housing options. The new social housing stock will better meet the needs of social housing tenants, with an aim of reducing the waitlist times of those with the highest accessibility needs.

4.4.14 Canterbury-Bankstown Council Community Strategic Plan 2028

Canterbury-Bankstown Council's Community Strategic Plan 2028 identifies the long-term aspirations for the community and sets out actions and long-term goals to achieve this vision. The document focuses around seven key themes, each with long-term goals and outcomes. These themes and goals include:

- Safe and Strong community: provide high quality community services and buildings. Make the city safer and more accessible;
- Clean and green: protect and promote local biodiversity and reduce our carbon footprint;
- Prosperous and Innovative: a smart evolving city with exciting opportunities for investment and creativity;
- Moving and integrated: facilitate improved movement around the City for all users;
- Healthy and Active: a motivated city that nurtures health minds and bodies;
- Liveable and Distinctive: a well-designed, attractive city which preserves the identity and character of local villages; and
- Leading and Engaged: a well governed city with brave and future focused leaders who listen.

The master plan aligns with the key priorities mentioned in the Community Strategic Plan.

4.4.15 Canterbury-Bankstown Council Master Plan for Salt Pan Creek, Whitmarsh and McLaughlin Fields

In February 2019, Canterbury-Bankstown Council adopted a master plan for Salt Pan Creek Reserve, Whitmarsh Reserve and McLaughlin Fields, located to the west of the Study Area. The master plan will provide for a destination parkland providing for multiple recreational uses that engage a broad cross section of community, and that celebrates the location and setting of Salt Pan Creek.

The Study Area is located adjacent to Salt Pan Creek and provides a link to a network of high-quality green infrastructure. Salt Pan Creek Reserve will provide residents with connections to areas of open space that will provide recreational, social and cultural spaces for the community. The master plan responds by improving existing and facilitating additional connections to these key areas of open space.



Figure 11. Salt Pan Creek Master Plan
Source: City of Canterbury-Bankstown

4.4.16 Canterbury-Bankstown Council Strategic Recreation Plan 2010

The Canterbury Strategic Recreation Plan 2010 provides a plan for the future direction for recreation services and facilities within the LGA. One of the key issues highlighted in the plan is the inequitable distribution of open space across the LGA, as well as the limited availability of open space.

Renewal of the Study Area has the opportunity to provide new and improved open space to increase local amenity and provide benefits for residents and the broader community.

4.4.17 Canterbury-Bankstown Council Open Space Strategy 2017

The Canterbury Open Space Strategy will assist the Canterbury-Bankstown Council to make informed decisions regarding open space through six key themes, including open space provision, asset management, riverfront and recreation destinations, open space connections and corridors, natural areas and heritage and sport complexes and facilities.

There is significant opportunity for the renewal of the Study Area to provide new and improved open space that reinforces and enhances connectivity to the existing Salt Pan Green Grid Corridor, whilst also providing important new public open space.

4.4.18 Canterbury-Bankstown Council Playgrounds and Play Spaces Strategic Plan 2018

Canterbury-Bankstown Council has developed the Playgrounds and Play Spaces Strategic Plan to guide the future provision, development and management of playgrounds and play spaces over the next 10 years. It will be important to consider the integration of playgrounds and play spaces as part of the broader public domain and open space strategy for the Study Area.

4.5 State Environmental Planning Policies

In addition to the various strategic planning policies outlined, a number of Environmental Planning Instruments apply to the master plan, including, however not limited to, adopted and draft LEPs and SEPPs. The following SEPPs are applicable to the proposed development:

- State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021;
- State Environmental Planning Policy (Planning Systems) 2021;
- State Environmental Planning Policy (Housing) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;

Strategic Context, Case for Change and Environmental Planning Instruments

- State Environmental Planning Policy 65 – Residential Flat Buildings;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021; and
- Draft State Environmental Planning Policy (Regional Infrastructure Contributions).

Consistency with the above listed SEPPs is addressed below. It is noted that as of March 2022, there have been a number of changes to rationalise and consolidate SEPPs, as part of DPEs broader planning reforms. Whilst recent changes are identified where relevant below, it is noted that some supporting technical reports may include references to these recently updated SEPPs.

4.5.1 State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021

The Environmental Planning Policy (Precincts – Eastern Harbour City) 2021 (EHC Precincts SEPP) was introduced in March 2022 and incorporates the following former SEPPs:

- State Environmental Planning Policy (State Significant Precincts) 2005 (SEPP SSP);
- Darling Harbour Development Plan No. 1;
- Sydney Regional Environmental Plan No 26 – City West;
- Sydney Regional Environmental Plan No 16 – Walsh Bay;
- Sydney Regional Environmental Plan No 33 – Cooks Cove; and
- State Environmental Planning Policy No 47 – Moore Park Showground.

Relevantly, the EHC Precincts SEPP therefore incorporates the relevant provisions of the former SEPP SSP relating to SSPs.

The Study Area has been declared a SSP by the Minister of Planning and Public Spaces. SSPs are areas with state or regional planning significance because of their social, economic, or environmental characteristics. DPE issued Study Requirements for the Study Area for the purpose of determining appropriate land use and development controls for the precinct.

Amendments to the planning controls for SSPs can be made by way of a SEPP. This can be approved by the Minister for Planning and Public Spaces for any matter that the Minister considers to be of state or regional planning significance (pursuant to Division 3.3 of the EP&A Act).

4.5.2 State Environmental Planning Policy (Planning Systems) 2021

The Planning Systems SEPP was introduced in March 2022 and incorporates the following former SEPPs:

- State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD);
- State Environmental Planning Policy (Aboriginal Land) 2019; and
- State Environmental Planning Policy (Concurrences and Consents) 2018.

Relevantly, the Planning System SEPP therefore incorporates the relevant provisions of the former SEPP SRD relating to SSD.

Development that is SSD is identified in the Planning Systems SEPP. Schedule 1 of the Planning Systems SEPP identifies that development carried out by or on behalf of LAHC on any site is SSD, if the development has a capital investment value of more than \$100 million.

Schedule 2 of the Planning Systems SEPP identifies that development carried out by or on behalf of LAHC on identified sites is SSD, if the development has a capital investment value of more than \$30 million.

The Study Area is not currently identified site on the SSD Sites Map pursuant to Schedule 2(10) of the Planning Systems SEPP. As such, it is also proposed to include the Study Area as an identified LAHC site on the SSD sites map.

4.5.3 State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Housing) 2021 (Housing SEPP) was introduced in November 2021 and incorporates the following former SEPPs:

- State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP);
- State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP);
- State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes) (SEPP 70)
- State Environmental Planning Policy No 21 - Caravan Parks; and
- State Environmental Planning Policy No 36 - Manufactured Home Estates.

Relevantly, the Housing SEPP therefore incorporates the relevant provisions of the former ARH SEPP relating to affordable housing, as well as development by (or on behalf of) LAHC.

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The Housing SEPP aims to provide a mechanism for a more simple and efficient provision of affordable rental housing in NSW. The principles of the Housing SEPP include:

- A. *“enabling the development of diverse housing types, including purpose-built rental housing,*
- B. *encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- C. *ensuring new housing development provides residents with a reasonable level of amenity,*
- D. *promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- E. *minimising adverse climate and environmental impacts of new housing development,*
- F. *reinforcing the importance of designing housing in a way that reflects and enhances its locality,*
- G. *supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*
- H. *mitigating the loss of existing affordable rental housing.”*

In particular, the Housing SEPP seeks to provide design guidance and development controls for development for the purposes of affordable housing, to improve amenity and liveability. The Housing SEPP also provides incentives for the development of affordable housing, including alternate avenues for obtaining consent which may not be available under the relevant LEP, as well as provisions relating to ongoing management of affordable and social housing.

LAHC is one of the main agency providers for affordable rental housing, and in conjunction with the private sector, will deliver a mix of private and social housing within the Study Area, consistent with the principles and intent of the Housing SEPP. The master plan has been designed with consideration to the long history of social housing within the Study Area, along with renewal and upgrade of social housing for the future.

The Housing SEPP will continue to apply to, including any future DAs within the Study Area. Any future DAs proposing social or affordable housing will be subject to the relevant provisions of the Housing SEPP, noting that for residential flat development, the Housing SEPP does not provide any additional requirements or design measures beyond what is provided for within the Apartment Design Guide (ADG). Compliance with the Housing SEPP will be detailed as part of subsequent detailed DA processes as required.

4.5.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) was introduced in March 2022 and incorporates the following former SEPPs:

- State Environmental Planning Policy (Infrastructure) 2007 (ISEPP);
- State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020; and
- State Environmental Planning Policy (Three Ports) 2013.

The Transport and Infrastructure SEPP aims to facilitate the efficient delivery of infrastructure across NSW and identify matters that should be considered in relation to development adjacent to road corridors. Relevantly, the Transport and Infrastructure SEPP therefore incorporates the relevant provisions of the former ISEPP relating to development along road or rail corridors, as well as the consideration of potential amenity impacts to future residents.

Clause 2.119 of the Infrastructure SEPP requires consideration of road noise or vibration impacts on proposed development where the relevant thresholds are exceeded. Clause 2.119 applies to development for residential purposes, on land adjacent to a road corridor, with an annual average daily traffic volume of more than 40,000 vehicles. The M5 located directly north of the site, exceeds this threshold, and triggers the need for consideration of acoustic impacts for future development. Future DAs will need to demonstrate how the impacts of road noise will be addressed and mitigated in future residential development.

4.5.5 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (Hazards and Resilience SEPP) was introduced in March 2022 and incorporates the following former SEPPs:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy 33 – Hazardous and Offensive Development; and
- State Environmental Planning Policy 55 – Remediation of Land (SEPP 55).

Relevantly, the Resilience and Hazards SEPP therefore incorporates the relevant provisions of the former SEPP 55 relating to remediation of land, where required.

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The Resilience and Hazards SEPP aims to provide a State-wide planning approach for the assessment and remediation of contaminated land. The Resilience and Hazards SEPP requires consideration of potential land contamination as part of a rezoning proposal. In particular, objective 4.1(2) of the SEPP provides that:

“(2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.”

It is noted that the Resilience and Hazards SEPP (through the former SEPP 55) previously included considerations relating to planning proposals and the rezoning of land, however that these provisions were repealed in April 2020 (although objective 4.1(2) above remains). These considerations were subsequently incorporated within the Ministerial Directions, issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the EP&A Act, which were concurrently updated in April 2020 to include matters relating to contamination (noting these have since been updated further as of March 2022).

A (Stage 1) Preliminary Site Investigation Report prepared by AECOM (**Appendix V**) found that there are areas of potential contamination across the site, however than these can be addressed through standard remediation and management techniques during the subsequent phases of development.

This approach is consistent with Ministerial Direction 4.4, relating to remediation of contamination land, where the planning proposal authority is to obtain and have regard to a report specifying the findings of a (Stage 1) Preliminary Site Investigation of the land carried out in accordance with the contaminated land planning guidelines. The proposal is therefore consistent with the objectives of the Resilience and Hazards SEPP.

Accordingly, all future DAs will be required to address the requirements of Clause 4.6 of the Resilience and Hazards SEPP. In particular, it is anticipated that any subsequent concept DA will be accompanied by a (Stage 2) Detailed

Site Investigation detailing the extent of contamination and required remediation processes. Given the proposal does not represent any change to the existing land use (being residential) it is not required, or considered feasible nor reasonable, to undertake further (Stage 2) Detailed Site Investigations at rezoning stage.

4.5.6 State Environmental Planning Policy No. 65 – Residential Flat Buildings

State Environmental Planning Policy 65 – Residential Flat Buildings (SEPP 65) aims to improve the design quality of residential apartment development in NSW. The policy aims to deliver a better living environment for apartment residents, enhance streetscapes and neighbourhoods in NSW.

SEPP 65 identifies ten design principles that provide a consistent approach to the design and assessment of apartments across the State. SEPP 65 also gives effect to the ADG, which provides detail on how residential apartment development can meet the design quality principles.

SEPP 65 and the ADG will both apply to future DAs for residential flat buildings within the Study Area. All proposed residential flat buildings within the master plan have been designed tested to ensure compliance with SEPP 65 and the ADG can be achieved. The proposed built form generally complies with the provisions of the ADG, including building separation, communal open space, and solar access requirements. Built form testing indicates that 70% of apartments will receive 3 hours of sunlight as specified in the ADG. For further details regarding compliance with ADG provisions, please refer to the Public Domain, Place and Urban Design Report at **Appendix A**.

4.5.7 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX) aims to minimise demand for energy and potable water supply in residential developments.

The provisions of BASIX will apply to future DAs for residential development, which will need to demonstrate how the requirements of BASIX will be achieved. To demonstrate how compliance with BASIX will be met, a preliminary assessment is included in the Environmental Sustainability Study (ESS) at **Appendix O**.

4.5.8 State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) was introduced in March 2022 and incorporates the following former (or deemed) SEPPs:



- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- State Environmental Planning Policy (Koala Habitat Protection) 2020;
- State Environmental Planning Policy (Koala Habitat Protection) 2021;
- Murray Regional Environmental Plan No 2 – Riverine Land;
- State Environmental Planning Policy No 19 – Bushland in Urban Areas;
- State Environmental Planning Policy No 50 – Canal Estate Development;
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997);
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River GREP) (formerly a deemed SEPP); and
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property.

Relevantly, the Biodiversity and Conservation SEPP therefore incorporates the relevant provisions of the former Georges River GREP relating to water quality within the catchment of the Georges River.

Chapter 11 of the Biodiversity and Conservation SEPP relates to the Georges River Catchment and aims to maintain and improve water quality and flows of the

Georges River and its tributaries, to protect and enhance the environmental quality of the catchment and establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries.

Part 11.2 of the Biodiversity and Conservation SEPP includes general and specific planning principles to be considered in any planning proposal. Clause 11.6 of the Biodiversity and Conservation SEPP requires the following general principles to be considered:

- The likely effect of the proposed plan, development or activity on adjacent or downstream LGAs;
- The cumulative impact of the proposed development or activity on the Georges River or its tributaries;
- Any relevant plans of management including any River and Water Management Plans approved by the Minister for Environment and the Minister for Land and Water Conservation and best practice guidelines approved by the Department of Urban Affairs and Planning (all of which are available from the respective offices of those Departments);
- The Georges River Catchment Regional Planning Strategy (prepared by, and available from the offices of, the Department of Urban Affairs and Planning);
- All relevant State Government policies, manuals and guidelines of which the council, consent authority, public authority or person has notice; and
- Whether there are any feasible alternatives to the development or other proposal concerned.



In response to the above, a comprehensive Water Quality and Stormwater Report has been prepared to support the proposed master plan, which ensures the proposal will meet the objectives of the Biodiversity and Conservation SEPP.

4.5.9 Draft State Environmental Planning Policy (Regional Infrastructure Contributions)

The NSW government introduced the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021 into Parliament on 22 June 2021 to give effect to recommendations of the Productivity Commissioner in his Review of infrastructure Contributions in New South Wales, released in December 2020. With this in mind, the Draft State Environmental Planning Policy (Regional Infrastructure Contributions) (Draft RIC SEPP) was introduced.

As mentioned in the Explanation of Intended Effect, the Draft RIC SEPP is only applied with development consent or complying development certificate. As the proposal is for a master plan, Draft RIC SEPP will be assessed within subsequent detailed DAs.

4.6 Local Environmental Plans and Development Control Plans

The Study Area is located within the Canterbury-Bankstown LGA. As the Study Area was located within the former Canterbury LGA, the Canterbury LEP 2012 remains the primary planning instrument for the site at the time of writing.

The Study Area also borders the Georges River LGA to the south and the recently adopted Georges River LEP 2021 (GRLEP) provides relevant planning controls for land immediately to the south of the site.

Following the amalgamation of the respective former Canterbury and Bankstown LGAs to the single consolidated Canterbury-Bankstown LGA in 2016, it is noted that the Canterbury LEP 2012, in conjunction with the Bankstown LEP 2015, are currently under review as part of CBLEP.

Once adopted, this Draft CBLEP will replace the existing Canterbury LEP 2012 and Bankstown LEP 2015 respectively, providing a single set of streamlined planning rules for development across the LGA.

This Draft CBLEP underwent exhibition in May 2020 and is anticipated to be finalised from mid-2022. As such, the Draft CBLEP warrants statutory consideration, particularly given the Draft CBLEP will likely be adopted prior to finalisation of this proposal.

Accordingly, this proposal provides a review against the proposed changes to both the current Canterbury LEP 2012 and the Draft CBLEP. Therefore, an analysis of both the existing and draft LEPs for each LGA is provided below, both to provide an analysis of the Study Area and locality, as well as anticipated future changes to planning controls and character.

Strategic Context, Case for Change and Environmental Planning Instruments

4.6.1 Land Zoning

Table 7. Land Zoning

Canterbury LEP 2012	Proposed Draft CBLEP
<p>The Study Area is predominately zoned R4 High Density Residential, with the remaining area zoned R3 Medium Density Residential. Large areas of open space surrounding the Study Area is zoned RE1 Public Recreation, with small pockets of RE1 zoned areas within the Study Area. Adjacent to the Study Area on Belmore Road, is a small neighbourhood shopping area, zoned B1 Neighbourhood Centre.</p>	<p>There are no proposed changes under the consolidated CBLEP.</p>
GRLEP 2021	
<p>The area immediately south of the Study Area is zoned R2 Low Density Residential under the GRLEP 2021. The local retail centre along Belmore Road is zoned B2 Local Centre. Land surrounding the local centre is zoned R3 Medium Density Residential.</p>	

4.6.2 Minimum Lot Size

Table 8. Minimum Lot Size

Canterbury LEP 2012	Draft CBLEP
<p>A minimum lot size of 460m² applies to land zoned R4 High Density Residential and R3 Medium Density Residential within the Study Area. There is no minimum lot size for land zoned RE1 Public Recreation, B1 Neighbourhood Centre, or B2 Local Centre.</p>	<p>There are no proposed changes under the consolidated CBLEP.</p>
GRLEP 2021	
<p>The area immediately south of the Study Area has a minimum lot size of 450m², with a small section of land with a minimum lot size of 700m² adjacent to Riverwood Park.</p>	

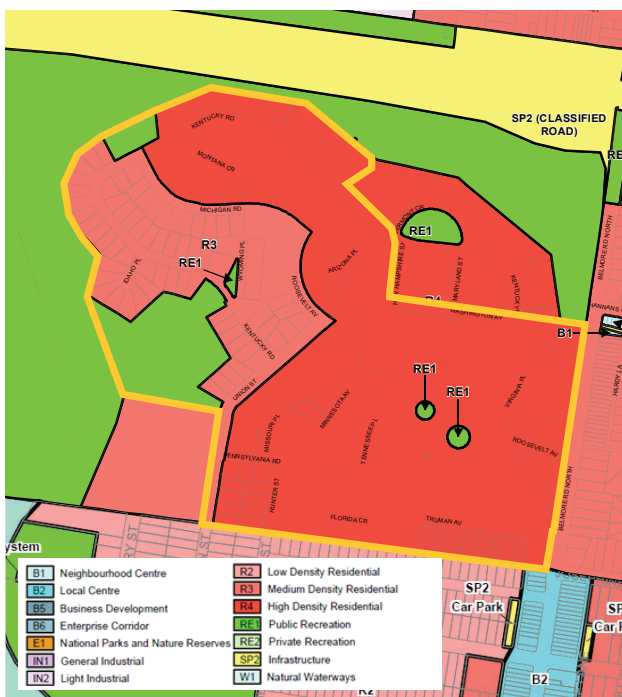


Figure 12. Land Zoning Map
Source: City of Canterbury-Bankstown



Figure 13. Minimum Lot Size
Source: Canterbury LEP 2012

Strategic Context, Case for Change and Environmental Planning Instruments

4.6.3 Maximum Building Height

Table 9. Maximum Building Height

Canterbury LEP 2012	Draft CBLEP
The maximum building height for land zoned R4 High Density Residential is 11.5 metres. Land zoned R3 Medium Density Residential has a maximum building height of 8.5 metres.	There are no proposed changes under the consolidated CBLEP.
GRLEP 2021	
The R2 Low Density Residential land immediately south of the Study Area has a maximum building height limit of 9 metres under the GRLEP 2021. The maximum building height in the local centre is 18m, transitioning to 12m for land immediately adjacent to the Riverwood local centre.	

4.6.4 Floor Space Ratio

Table 10. Floor Space Ratio

Canterbury LEP 2012	Proposed Canterbury LEP
Land zoned R4 High Density Residential has a FSR of 0.9:1, while land zoned R3 Medium Density Residential has an FSR of 0.5:1. Clause 4.4A of the Canterbury LEP 2012 provides that non-residential development must not exceed 0.5:1 in zone R3 Medium Density Residential and 0.75:1 in zone R4 High Density Residential.	There are no proposed changes under the consolidated CBLEP.
GRLEP 2021	
Land to the south of the Study Area, zoned R2 Low Density Residential under the GRLEP 2021, has an FSR of 0.55:1. R3 land surrounding the local centre has an FSR of 1:1. The B2 Local Centre, has a maximum FSR of 2:1.	



Figure 14. Maximum Building Height
Source: Canterbury LEP 2012

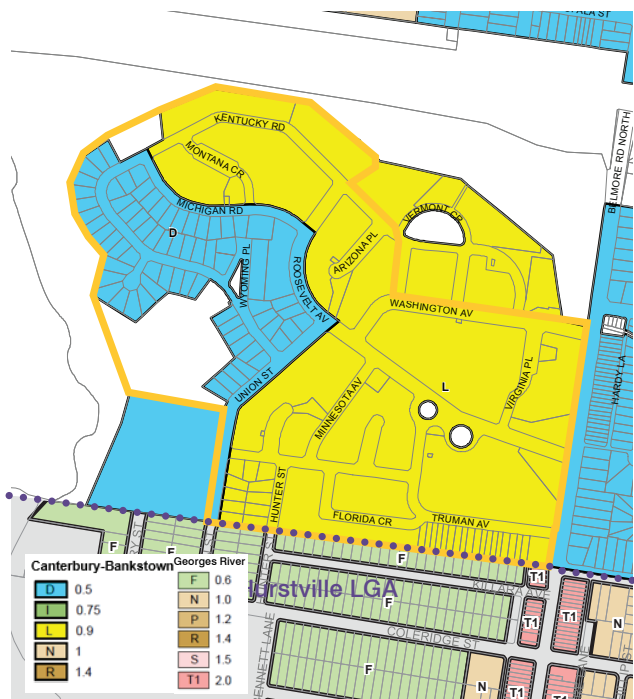


Figure 15. Floor Space Ratio
Source: Canterbury LEP 2012

Strategic Context, Case for Change and Environmental Planning Instruments

4.6.5 Flooding

Table 11. Flooding

Canterbury LEP 2012	Draft CBLEP
Part of the Study Area is identified within the flood planning area in Canterbury LEP 2012, including Kentucky Reserve.	There are no proposed changes under the consolidated CBLEP.
Land immediately adjacent to the Study Area, including Salt Pan Creek, Salt Pan Creek Reserve and Karne Street Reserve is also identified in the flood planning area.	
Canterbury-Bankstown Council's flood modelling indicates that several properties in the north of the Study Area, adjacent to Karne Street Reserve, are also subject to flooding.	
GRLEP 2021	
Areas to the south of the Study Area are not identified as flood prone.	

4.6.6 Acid Sulfate Soils

Table 12. Acid Sulfate Soils

Canterbury LEP 2012	Draft CBLEP
The majority of the site contains Class 5 acid sulfate soils. A small number of properties in the western portion of the Study Area, along Kentucky Road, have a mix of Class 2 and Class 5 acid sulfate soils.	There are no proposed changes under the consolidated Draft CBLEP.
GRLEP 2021	
The area immediately south of the Study Area has a mix of Class 1, Class 3 and Class 5.	

4.6.7 Heritage

Table 13. Heritage

Canterbury LEP 2012	Draft CBLEP
There are no heritage items located within or surrounding the Study Area.	There are no proposed changes under the consolidated Draft CBLEP.
GRLEP 2021	
There are no listed heritage items under the GRLEP 2021, located in the area immediately south of the Study Area.	

4.6.8 Classification and Reclassification of Public Land

Schedule 4 of the LEP 2012 relates to the classification (or reclassification) of public land, as either operational or community land. There is no land within Schedule 4 of the LEP 2012, nor within the Draft CBLEP that is located within, nor would affect the Study Area.

However, as result of the proposal, some existing land within the Study Area is required to be reclassified. Please refer to the proposed planning controls at Section 6 of this report.

4.6.9 Development Control Plans

At present, the Study Area is subject to the provisions of the Canterbury DCP 2012, as well as the Draft Canterbury-Bankstown Consolidated DCP. However, in accordance with the Study Requirements, the proposal includes a site-specific DCP which includes provisions relating, however not limited to an overview of the proposed master plan, draft structure plan for the Study Area, as well as control relating to built form character, building typologies and design, movement and access, public domain, landscaping, tree retention and open space.

To ensure consistency, the draft DCP will adopt as many existing provisions from the Draft Canterbury-Bankstown Consolidated DCP as possible. All chapters of the Draft Canterbury-Bankstown Consolidated DCP will continue to apply to the Study Area, with the exception of Sections 5 through 8 of Chapter 5, relating to some forms of residential development (semi-detached dwellings, attached dwellings, multi-dwelling housing and residential apartment development).

5 The Master Plan

The Master Plan

5.1 Overview

The Study Area presents a rare opportunity for urban renewal and increased density, given its large, consolidated land holding and synergies with adjoining land uses. The master plan takes a design-led approach that will set a precedent for middle-ring urban renewal and will ultimately enhance the role of Riverwood as a recreational, retail and lifestyle precinct for the broader region.

The master plan provides for a mix of uses, including:

- Approximately 3,900 new dwellings across buildings ranging between 3 and 12 storeys;
- Extensive areas of integrated open space and five new parks, including two large new local open spaces Roosevelt Park and the Community Greenway;

- A mixed use precinct, with up to 4,000m² of non-residential floorspace, for local shops, cafés and services; and
- New community spaces, including a new multi-purpose community hub co-located with new open space, located close to Riverwood Public School.

The proposed master plan is indicative of the development outcomes that would be facilitated by the proposed planning framework for the Study Area. It is anticipated that the master plan may evolve and change over time, however that future development will be in accordance with the parameters of this master plan and the detailed environmental assessment undertaken.



Figure 16. Master Plan Summary

The Master Plan

5.2 The Vision

The proposed master plan is underpinned by the following project vision:

“Our vision is to deliver a new neighbourhood in Riverwood that contributes to the growth of Greater Sydney as a more liveable, productive and sustainable metropolis and provides a greater supply of diverse and affordable housing in an area identified for renewal.

The Study Area will be transformed into an attractive and safe neighbourhood with a mixture of private and social housing. People will choose to live here because of the high-quality buildings, facilities and open space, and connections to nearby transport, schools, employment opportunities and services.

New housing, transport and social infrastructure will support a growing and more diverse community with different housing needs. The development will be accessible and welcoming, complementing the site’s natural setting with new and upgraded parks positioned amongst mature trees and improved connections to Salt Pan Creek, a central part of Metropolitan Sydney’s Blue-Green Grid.

It will be a place that celebrates the site’s history and provide opportunities to re-establish Connection to Country. There will be a network of new and reinstated tree-lined pedestrian-friendly streets that connect shared facilities and open spaces to encourage residents to engage with each other and the broader Riverwood community. Buildings and dwellings will be designed to activate streets and provide natural surveillance of the public domain.

The development will be a sustainable built environment. Contemporary sustainability features will be integrated into buildings and the public domain, including commitments to a tree canopy target and management of water in the landscape to mitigate against the effects of climate change and urban heat.”

To achieve the project vision, it is proposed to amend the existing applicable planning controls which apply to the Riverwood Estate. The proposed planning controls have been derived through detailed design testing, including preparation of the proposed master plan.

Section 5 of this report provides a detailed overview of the proposed master plan, including design rationale and intended built form and public domain outcomes. Section 6 of this report provides the necessary planning controls to enable delivery of the master plan.

The following is a summary of the proposed master plan, providing for potential indicative future development outcomes as a result of detailed design testing and environmental assessment, and which has therefore informed the proposed planning controls for the Study Area.

A comprehensive overview of the proposed master plan is provided in Section 4 of the Public Domain, Place and Urban Design Report at **Appendix A**.



Elephant and Castle Estate, London, UK
Source: Make architects and Lend Lease

5.3 Guiding Principles

The following guiding principles have been established to inform the master plan and guide the development of the planning framework for the Study Area. It is intended that all future development is to be in accordance with these guiding principles.

Table 14. Guiding Principles

 <p>Design active, living streets – places for all ages to interact</p> <ul style="list-style-type: none">– Maisonette apartments, front doors and front gardens fronting streets, where ever possible.– 6-8 storey street wall heights that create a pedestrian scale and allow sunlight to streets.– Towers located so as not to overshadow open spaces.– Community and retail uses to activate streets and parks.	 <p>Create a legible, permeable neighbourhood that is a joy to walk through</p> <ul style="list-style-type: none">– Roosevelt Avenue re-designed as a grand 30m boulevard.– Wide streets connecting Belmore Road directly to the school and Roosevelt Park.– Direct sight lines to the new Roosevelt Park from Belmore Road encourage its use to the wider community while helping to orientate pedestrians.– New, highly permeable street block pattern – typical blocks are 80m x 100m.– 30% tree canopy target to provide shade.
 <p>Create neighbourhoods with distinct character</p> <p>Roosevelt Precinct</p> <ul style="list-style-type: none">– A high-density neighbourhood with wide streets, a large new park and taller buildings.– Apartments that directly interface streets with multiple front doors to create a fine grain density approach to each street block.– Taller buildings maximise views, allowing for lower street wall heights and providing landmarks for Roosevelt Park and entry to the site closest to the station.	 <p>Maximise views and skyview</p> <ul style="list-style-type: none">– Taller building footprints to not exceed 750 square metre gross floor area.– The slender side of towers should be in the direction of the Roosevelt Park.– The edges of the site have been designed to sit below the tree line.– From key regional views, towers are slim and well-spaced.
<p>Garden Apartment Precinct</p> <ul style="list-style-type: none">– A lower scale precinct with a focus on communal gardening spaces and interaction with the street.– Orientation, location and design of buildings maximises views to Salt Pan Creek.– Each building has a raised communal open space that fronts the street.– Lower heights allow for narrower lane instead of wide streets, providing more opportunities for gardening and interaction.	 <p>Provide a hierarchy of gardens, parks and outdoor spaces</p> <ul style="list-style-type: none">– Roosevelt Park – a new local park for all of Riverwood.– Community Greenway – an active linear open space that connects the school to Belmore Road.– Maximise the number of dwellings with uninterrupted pedestrian access to a park.– Multiple pocket parks adjoining Salt Pan Creek Reserve allow for views between areas of open space and community gardening activities.– Activate Salt Pan Creek Reserve and provide car, cycle and pedestrian access.

The Master Plan



Provide a high level of residential amenity

- All buildings comply with SEPP 65 solar access and communal open space standards.
- All buildings to comply with the ADG building separation standards.



Implement a height strategy that responds to its context

- To locate density within walking distance of Riverwood train station.
- Towers located and orientated so not overshadow Roosevelt Park.
- Minimise any impacts on adjoining neighbourhoods with a sensitive height transition of 3 storeys, to existing single dwellings to the south.
- Provide master plan provisions that optimises potential uplift for privately owned lots.



Optimising the sites potential through the provision of market housing and the renewal of the existing social dwellings

- To renew the existing aged social housing dwellings.
- Optimising the site's potential to a point where:
 - The heights in the master plan are supportable from a strategic planning perspective, when looking at the centre in its context.
 - The development will result in great internal amenity.
 - The public domain provided is of the highest quality and suitable for a large increase in population.
- A master plan that represents an equitable outcome for all landowners and agencies.



Maximises opportunities to access amenity along the Salt Pan Creek Green grid

- To provide and improve pedestrian, cycle and vehicular access to the Salt Pan Creek Reserve.
- Increase opportunity to access amenity along the Salt Pan Creek blue grid.
- Maximise views from public domain, rooftop gardens and apartments across the green grid corridor.



Protect and enhance the memory of the site and uses

- Learn the meaning of first placenames in the area to better understand the historical character and purpose of the site.
- Allow Country to tell us who she is through placenaming and naming of the parks or streets within the master plan.
- Retention of key streets.
- Retention of as many significant trees as possible.
- Retain provision for community uses across the Estate.



Prioritise retention of significant trees across the site

- Retention of existing road patterns, deep soil locations and the siting and design of buildings to maximise significant tree retention and achieve the 30% canopy target.

The Master Plan

5.4 Structure Plan

The proposed master plan is indicative of the development outcomes that could be facilitated by the proposed planning framework for the Study Area. It is anticipated that the master plan may evolve and change over time, however that future development should be in accordance with the proposed structure plan at **Figure 17**.

This structure plan generally outlines the location of proposed land uses, indicative street network, areas of open space and intended built form outcomes across the Study Area. These land uses and built form provisions have directly informed the proposed planning controls to ensure future development accords with the proposed master plan.

5.5 Desired Future Character

The master plan and supporting planning controls seek to create two distinct neighbourhoods based on their context, the Roosevelt Park Urban Precinct; and the Garden Apartment Precinct.

5.5.1 Roosevelt Urban Park Precinct

The character of the area can be interpreted as an extension of the Riverwood Town Centre. It comprises wide streets, efficient building blocks and a large new open space, Roosevelt Park. Providing capacity for approximately 4,800m² of non-residential floor space (including area for a proposed supermarket), this precinct will provide a range of uses, including retail, commercial and community facilities, with residential uses as the predominant function.

The mixed-use space of this precinct will allow for residents to complete their day to day needs, including local convenience shopping with opportunity for cafés, retail, restaurants, and other small local business uses. Provision for child care and educational facilities may also be incorporated along the ground floor and first floor.

Importantly, this precinct will contain new high-quality parks and community spaces to create a sequence of places that draw people into the Study Area, becoming a hub for the wider community. The precinct will be focused around a new large centrally located park, creating a focal point, and increased residential densities will ensure activation, surveillance and vibrancy.

This precinct will also accommodate a future community hub located on the ground level of a residential apartment building opposite the Riverwood Primary School.

This precinct will be characterised by:

- A predominately 6 storey street wall height, creating human scale streets;
- Courtyard buildings, focused around communal open space and rooftops;
- Taller elements, up to 12 storeys, located to minimise bulk and overshadowing; and
- Lower heights of 4-6 storeys along the Community Greenway and Truman Avenue to maximise solar access and minimising overshadowing.

5.5.2 Garden Apartment Precinct

The Garden Apartment Precinct is proposed in the north-west portion of the Study Area. The garden precinct is a different street grain (more streets, but much narrower) allowing for a different, and more intimate neighbourhood character, comprising lower scale apartments with front gardens, children playing in the street and areas for socialising that help neighbours interact and get to know each other.

The predominant use in the precinct will be residential apartments that are carefully designed, featuring elevated communal open spaces facing the street to promote local surveillance and neighbourhood interaction. This precinct will prioritise views of over roof top terraces, communal gardens and beyond to Salt Pan Creek Reserve.

The garden precinct will also feature a number of local pocket parks, that provide opportunity for small scale sporting activities such as kick-around ball sport space, as well as opportunities for social interaction and hobbies such as community gardens and lawn games.

Breaks in buildings at the end of streets create views to Salt Pan Creek Reserve, reinforcing its garden character. Communal open spaces are located on the street, but can be designed to be defensible with a level change and landscaping. The precinct also provides an equitable approach for private landowners adjoining Salt Pan Creek Reserve.

The heights will be 5-7 storeys, with 1-2 storey height difference for rooftop gardens on lower levels, and views over communal gardens and Salt Pan Creek Reserve from higher levels. Along Salt Pan Creek Reserve the heights will be 6 storeys to ensure views and increased passive surveillance.

The key features of the urban design concept for the Roosevelt Park Urban Precinct and the Garden Apartment Precinct are detailed in the Public Domain, Place and Urban Design Report at **Appendix A**.

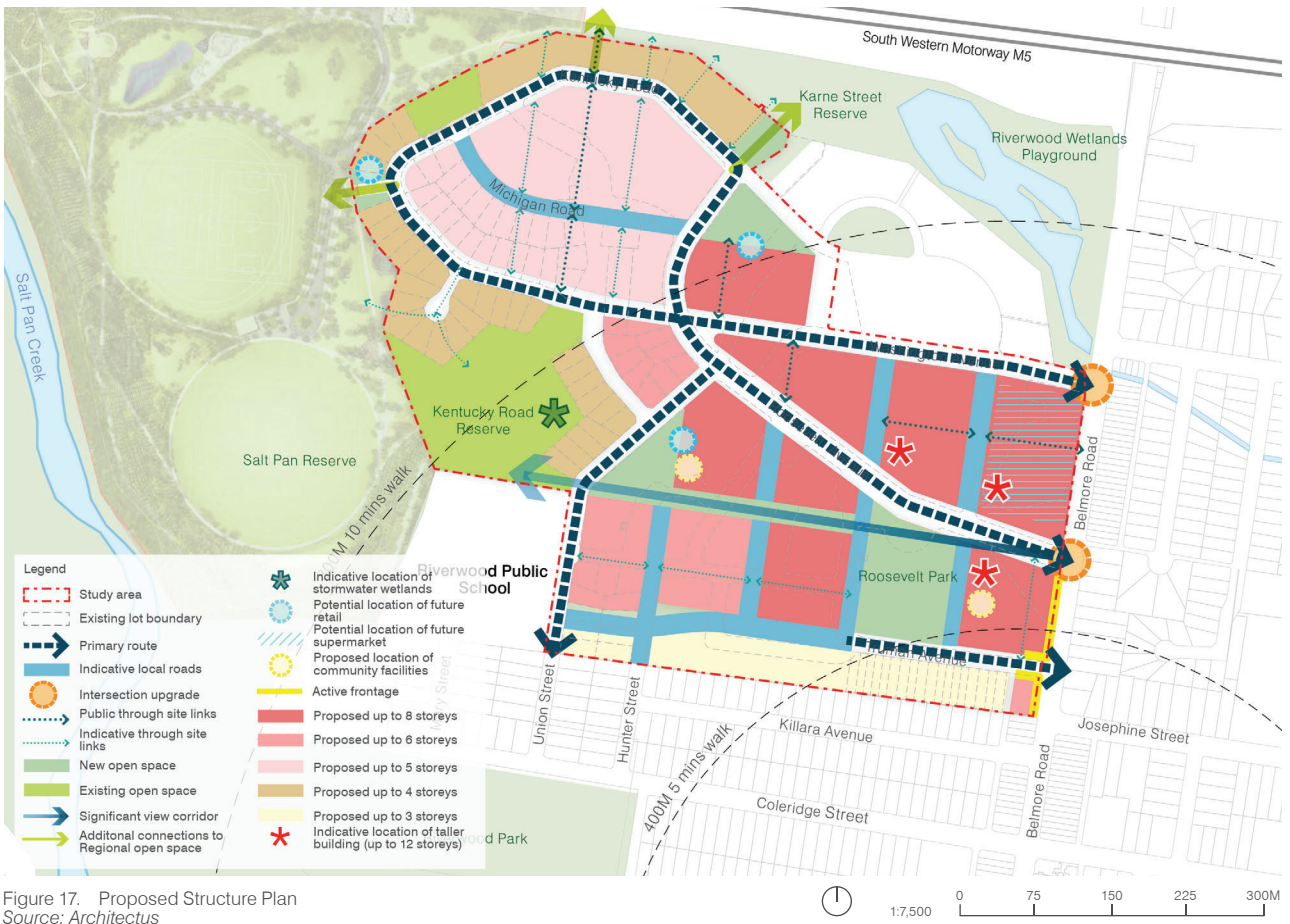




Figure 19. Garden Apartment Precinct
Source: Architectus

5.6 Proposed Land Uses

5.6.1 Overview

The integration of mixed land uses and activities, and the provision of flexible structure to accommodate a variety of uses is critical to the delivery of the proposed master plan. The proposed land use strategy is shown in **Figure 20**. Proposed land uses have informed land zoning and planning controls across the site, to ensure future delivery in accordance with the master plan.

5.6.2 Residential

The Study Area will retain a predominately residential land use. The proposed building envelopes have been designed to achieve SEPP 65 and ADG standards and are to be developed to accommodate a broad range of dwelling types.

The proposed master plan provides for increased residential densities, in a variety of building heights ranging from 3 to 12 storeys. Ground floor maisonettes with front gardens and terraces are proposed wherever possible, to accommodate family households with children, as well as older people with a love for gardening. Proposed land zoning allows the provision of residential development across the Study Area.

The densest residential blocks are located closest to the station, maximising the number of people living within a short walk of the station and Riverwood town centre.

5.6.3 Open Space

The proposed master plan includes 4.75ha of open space. This includes almost 2ha of new open space, including a large centrally located local park close to the Riverwood town centre, known as Roosevelt Park.

A number of new pocket parks are also proposed, including a new park opposite Riverwood Public School and adjacent to the existing community garden in the north of the Study Area.

5.6.4 Commercial and Retail

The master plan also proposes retail and other non-residential uses along Belmore Road and opposite the new Roosevelt Park. The master plan shows up to 4,800m² of non-residential floor space for retail uses to meet the day to day needs of local residents, including convenience stores, post office, chemist, cafés and restaurants, as well as child care and health care services. These land uses are reflected by proposed land zoning, including areas of B2 Local Centre land, as well as APUs in select locations to enable commercial and retail development.

However, there is flexibility in the block size and street structure to provide for additional retail and commercial uses in the future is required. **Figure 20** identifies a block to the north of Roosevelt Avenue, that could accommodate a supermarket, should this be desired at a later stage, which has been considered and reflected by proposed land zoning.



Figure 20. Proposed Land Uses
Source: Architectus

5.6.5 Community Facilities

The master plan identifies capacity for approximately 1,250m² of community spaces, including 1,000m² of community space along Union Street, opposite the Riverwood Public School. This could include a multi-purpose community space, including after hours care, a market space and space for community groups which could be used to play table tennis, card games and chess, as well as education programs for young people.

Child care centres and community facilities are permissible with consent in the residential land use zones and areas will not be zoned specifically for community uses. Approximately 300m² has also been included for potential childcare centres.

The existing community rooms and Men's Shed located within the Study Area are highly valued and utilised spaces for residents. The master plan can accommodate these spaces.

5.7 Landscape, Open Space and Public Domain

The public domain and landscape interface will play an important role in how future development will look and feel. Hard and soft treatments will ensure the new development will feel part of the local suburban neighbourhood whilst also creating a sense of belonging and pride for residents. More broadly, the master plan has sought to ensure tree

retention where possible, including retention of at least 50% High Value Trees, whilst promoting extensive new planting to maximise canopy cover to 30% across the site.

The Study Area is well-served by existing regional and district level open space facilities. Located adjacent to Salt Pan Creek Reserve, a regionally significant open space asset, the renewal of the Study Area will be a complement Council's future upgrade works to Salt Pan Creek Reserve. This will provide improved regional recreational opportunities for the future residents with the Study Area, but also the wider district.

However, there is lack of local and neighbourhood parks with Riverwood town centre. To address this, the master plan provides a variety of high quality public open spaces, providing a diverse range of local and neighbourhood parks that will meet the needs of the future population. The proposed local open space will complement the existing district and regional open space surrounding the Study Area. The proposed public domain is shown in **Figure 21**.

In responding to the current lack of local parks within the Study Area, and the broader Riverwood suburb, the proposed open space strategy is focused around a large central park that will become a focal point for the wider Riverwood suburb. This is supported by a network of smaller open space areas that will encourage a range of passive and recreational uses, while supporting the retention of existing significant trees throughout the site.

The Master Plan

The importance of these areas of open space have informed the proposed planning framework, with all areas of open space to be zoned RE1 Public Recreation, providing certainty to the delivery of these spaces.

The proposed public domain will comprise 44% of the site area, including 16% public open space and 28% as streets. The level of provision of public open space proposed in the master plan exceeds comparable renewal precincts in Sydney, which generally deliver between 5-15% of site area as public open space. The master plan will retain 2.4ha of existing open space and provide an additional 2.4ha of new open space within the Study Area.

This following section outlines objectives and intended outcomes for new areas of public open space, however the form and layout of these spaces will be subject to future detailed design processes.

Table 15. Open Space

1.	Salt Pan Gardens*	0.28ha
2.	Kentucky Reserve*	2.07ha
3.	Community Park	0.28ha
4.	Community Greenway	0.52ha
5.	Roosevelt Park	1.01ha
6.	Community Garden Park	0.16ha
7.	Salt Pan View	0.08ha
8.	Civic Plaza	0.35ha
Total:		4.75ha

*Existing to be retained



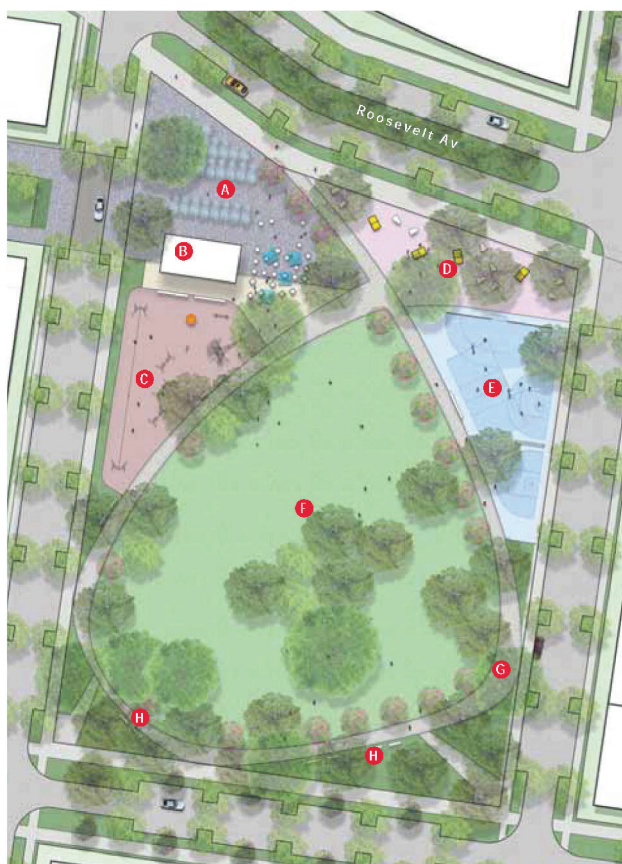
Figure 21. Proposed Public Domain
Source: Architectus



The Master Plan

5.7.1 Roosevelt Park

This 1.01ha Roosevelt Park will be the heart of the community and is located off Roosevelt Avenue. The large central lawn offers a welcoming relaxing green space as well as flexible space for community activities and sports. This new park also features a paved plaza area capable of supporting a small café and community events, such as local markets.



Roosevelt Park concept plan

- Programme**
- A "Civic Plaza" with water jets
 - B Kiosk | Amenities building
 - C Neighborhood playground
 - D Activity promenade with table tennis & informal seating
 - E Informal sportfields (street ball, volleyball court, soccer goal)
 - F Kick around lawn
 - G Loop path with orchard trees
 - H Quiet seating nodes along perimeter loop path

- Legend**
- Buildings
 - Lawn
 - Mass planting
 - "Civic plaza" paved area with water jets
 - Activity promenade paving
 - Concrete footpath
 - Playground (softfall)
 - Sport courts surface
 - Permeable paving (crushed sandstone)



Precedent image (above): Table tennis



Precedent image: Sports courts



Precedent image (above): Kiosk



Precedent image (above): Neighbourhood playground



Precedent image (above): Water play

Figure 22. Roosevelt Park
Source: JMD Designs

The Master Plan

5.7.2 Community Park

The proposed 2,800m² Community Park is co-located with the proposed community hub, within close proximity to the existing Riverwood Primary School. The space will provide an important area for activities within the community spaces to spill outdoors. This new park could also include an additional community garden area, given the popularity within the existing garden.



Programme	Legend
A Shaded area for social community activities (community festivals, gatherings, line dancing, BBQs)	Buildings
B Garden beds	Lawn
C Community orchard	Mass planting
D Picnic lawn	"Civic plaza" paved area
E Building with assumed community facilities	Concrete footpath
	Playground (softfall)
	Permeable paving (crushed sandstone)

Community Park concept plan



Precedent image (above): Urban garden



Precedent image (above): Community garden



Precedent image (above): Picnic lawn

Figure 23. Community Park
Source: JMD Designs

The Master Plan

5.7.3 Civic Plaza

Civic Plaza, a new 3,500m² park located at the intersection of Roosevelt Avenue and Kentucky Road provides an accessible, bike friendly and pedestrian focused area for informal gathering and small weekend markets.

Informal seating and board game tables under a tree canopy provides a relaxed and casual atmosphere in this area with a number of play areas for informal sports such as soccer, badminton and basketball located in the northern end of the park space.



Programme

- A** Plaza for gathering & weekend markets
- B** Informal seating & board game tables under canopy of trees
- C** Activity pods (play area, badminton court, soccer goal)
- D** Private gardens of adjoining building residents

Legend

- Buildings
- Mass-planting
- "Civic plaza" paved area
- Sport courts surface

Civic Plaza concept plan



Precedent image (above): Provision for group dancing activities



Precedent image (above): Provision for informal sports courts



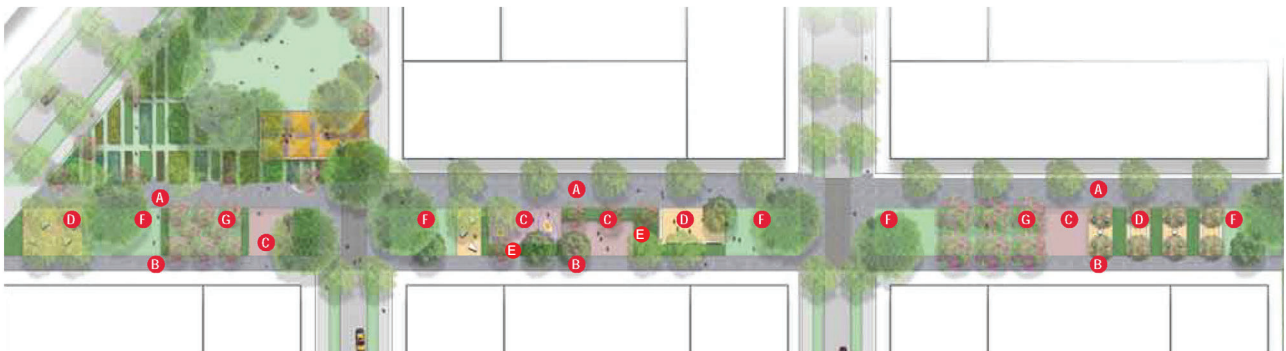
Precedent image (above): Community lunch events

Figure 24. Civic Plaza
Source: JMD Designs

The Master Plan

5.7.4 Community Greenway

The Community Greenway is a 5,200m² pedestrian promenade designed with children and play in mind. This generous space will provide the existing Riverwood Primary School a common space for children to meet and play with other children in the neighbourhood. The linear park space also provides small lawn areas, planted pods and seated gathering pods for supervising parents to meet and socialise.



Programme	Legend
A Pedestrian promenade	Buildings
B Shared path	Lawn
C Play pods	Mass planting
D Seating & gathering pods (pop up library, board game tables)	"Civic plaza" paved area
E Planted area	Concrete footpath
F Lawn	Playground (softfall)
G Orchard	Permeable paving (crushed sandstone)

Communal Greenway concept plan



Precedent image (above): Play pod



Precedent image (above): Pop up library



Precedent image (above): Play pod



Precedent image (above): Play pod

Figure 25. Community Greenway
Source: JMD Designs

The Master Plan

5.7.5 Community Garden Park

The 1,600m² Community Garden Park will incorporate a new community lawn adjacent to the existing community garden. This new park will include places to sit and view the existing community garden in addition to providing an improved connection to Karne Street Reserve and beyond.

5.7.6 Salt Pan View

Salt Pan View is a smaller (0.08ha) area of open space, located along to the north west of the site. Salt Pan View is identified to provide an additional direct connection from Kentucky Road to the broader Salt Pan Creek Reserve, providing direct and equitable access to this regionally significant open space for all residents.



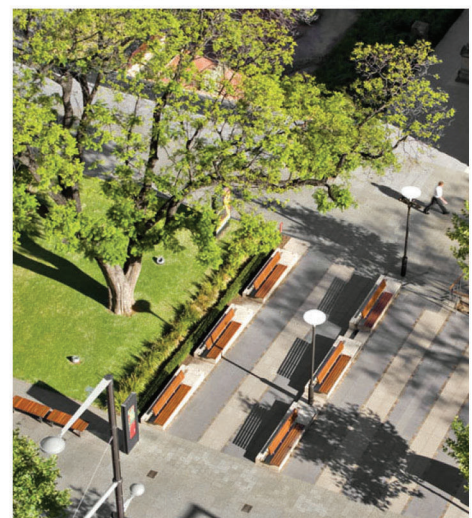
- Programme**
- A** Existing Community gardens
 - B** New pedestrian path through garden allotments
 - C** Community lawn
 - D** Timber seating & viewing points towards the garden allotments and Karne St Reserve

- Legend**
- Buildings
 - Lawn
 - Mass planting
 - Community gathering space/ paved area
 - Timber seating and viewing points
 - Concrete footpath

Figure 2. Community garden concept plan



Precedent image (above): Planting/seating



Precedent image (above): Pedestrian path/communal lawn

Figure 26. Community Garden Park
Source: JMD Designs

The Master Plan

5.8 Built Form

5.8.1 Overview

The appropriate built form outcome for the Study Area is a balance of the need to explore the site's maximum potential, with the need to provide good amenity for apartments, creating streets and open spaces that are pleasant and have good access to sun consistent with the desired future character of Riverwood.

The proposed heights are summarised below:

- Building heights up to 12 storeys are identified in carefully selected locations;
- Predominant 6 storey street wall height;
- Building heights range from 3-6 storeys on the southern boundary of the site to provide an appropriate interface with adjoining low scale development, and ensure consistency with the anticipated future character of the broader Riverwood centre;
- Maximum height of 4 storeys for buildings on the park edge adjacent to Salt Pan Creek Reserve;
- Garden apartments are 3-5 storeys in height with rooftop gardens and communal spaces on lower levels;
- Buildings along Belmore Road are predominately a 6 storey street wall; and
- Buildings fronting the Community Greenway are generally 6 storeys (with a 4 storey street wall) to maximise solar access.

Built form and building heights across the site have directly informed the proposed planning controls, including FSR and building height controls, to ensure future development accords with the proposed master plan.

5.8.2 Building Typologies

The appropriate built form outcome for the Study Area is a balance of the need to explore the site's maximum potential, with the need to provide good amenity for apartments, creating streets and open spaces that are pleasant and have good access to sun consistent with the desired future character of Riverwood. Figure 27 identifies the proposed building typologies.

5.8.3 Building Height and Street Wall Height

The proposed master plan provides for a range of building heights across the Study Area, with an overall height strategy based on a fine grain density approach to each street block. The proposed building heights will facilitate increased density and diversity, while ensuring a comfortable street wall height that creates pedestrian scaled streets, with lower buildings to provide solar access, and taller elements where appropriate.

This approach provides good design and amenity outcomes for higher density renewal sites and provides for pedestrian scale streets with good solar access.

The proposed heights are based on the following key principles:

- A fine grain density approach to each street block;
- Provide for a consistent 6 storey street wall height to complement a series of street typologies;
- Provide a variety of building heights driven by topography, regional and local views and creation of a memorable skyline, view sharing and SEPP 65 compliance;
- The tallest buildings should be concentrated within the centre of site, where the precinct has a more urban character;
- Lower heights, up to 3 storeys, should be located at the interface with surrounding low scale residential development and 4 storeys adjacent to Salt Pan Creek Reserve;
- Prioritise solar access to the new parks and streets;
- Taller elements should mark prominent corners, the location of parks and other attractors to help improve legibility;
- Allow for one taller element per block to ensure generous separation between taller elements, and create an urban environment that is more appropriate for its suburban context;
- Taller elements locations should maximise the number of apartments with outlook to a park; and
- Taller elements within 800m of the train station.

In addition to the above, street wall heights have also been considered across the estate, including along Roosevelt Avenue and adjacent to Roosevelt Park, as well as along the Community Greenway. Street wall heights are particularly relevant in higher density areas to provide improved solar access and reduce visual imposition.

Roosevelt Park is at the heart of the community and is located off Roosevelt Avenue with direct lines of sight from Belmore Road through to Salt Pan Creek Reserve. The large central lawn offers a welcoming relaxing green space while informal sports fields and gym equipment provide for more active forms of recreation.

The location of taller buildings (up to 12 storeys) in key locations, mark the gateway to the Study Area and with a generous podium setback provide a consistent pedestrian scale street wall height of 6 storeys. They will create diversity in form and scale, while delivering a finer grain, lower scale built form across most of the character area which will minimise visual impacts from beyond the site, and create a transition from surrounding lower scale residential areas to the east.

The Master Plan

A pedestrian promenade known as the Community Greenway is also proposed, being a key Green Grid connector connecting Belmore Road and Riverwood Public School, providing an active linear open space with clear lines of sight to encourage activation and maximising safety. Along the Community Greenway, a 4 storey street wall height is proposed to maintain human scale and minimise overshadowing, ensuring high levels of amenity. This generous space will enhance connectivity to Riverwood Public School and provide a common space for children and families to meet and play with other children in the neighbourhood.

These building heights across the Study Area have directly informed the proposed building height controls, to ensure future development accords with the proposed master plan. A detailed overview of building height controls is provided at Section 6 of this report and is further supported by the proposed DCP. Refer to the Public Domain, Place and Urban Design Report at **Appendix A**, for overshadowing and visual impact assessment.

5.8.4 Building Massing

The appropriate built form outcome for the Study Area is a balance of the need to explore the site's maximum potential, with the need to provide good amenity for all dwellings, creating streets and open spaces that are pleasant and have good access to sun consistent with the desired future character of Riverwood. Building massing has also directly informed the proposed FSR controls, ensuring alignment with height of building controls to ensure future development accords with the proposed master plan.



Figure 27. Proposed Indicative Building Typologies
Source: Architectus

The Master Plan

5.9 Dwelling Mix

The master plan seeks to provide for a range of building typologies and a diverse dwelling mix to transform the existing social housing estate into a modern mixed community of social and private homes supported by new infrastructure within close proximity to transport, employment and education.

In designing the master plan, a range of apartment types and sizes is provided to cater for different household types now and into the future. The development allows for flexibility in dwelling mix to meet market demand at the time of development, and provide the social housing dwelling mix required to meet the housing needs of LAHC's portfolio.

A range of dwelling mix scenarios have been tested, including a typical ADG compliant mix, along with varying proportions of smaller (i.e., 1 bed) or larger (i.e., 3 bed +) dwellings to meet the current social and market housing demand in accordance with LAHC portfolio requirements. This scenario testing has also been informed by Colliers, who have undertaken a residential market study which identifies the recommended private mix for the Study Area, being a greater provision of 2-bed and 3-bed requirements when considered against LAHC requirements.

Indicative dwelling mix is subject to adjustment as part of the market tender process, and assessment of social housing needs in the LGA. Proposed building siting and potential layouts are flexible in this regard, with final dwelling mix and housing tenure subject to detailed design processes.

5.10 Movement and Access

The existing street hierarchy is constrained, providing poor permeability and legibility. To address this, the local street network has been redesigned to include a number of new streets and widening of existing streets to create a robust street network capable of supporting a diverse range of dwelling types and building uses.

The proposed street network seeks to encourage walking and cycling as a means of transport, by providing a clear hierarchy of streets and shared paths that link to key destinations including Riverwood train station, Riverwood Public School and local shops.

Providing better walking and cycling connections throughout the precinct will also promote improved health, liveability and sustainability within Riverwood. Significant tree planting in all streets will provide amenity and weather protection.

The proposed hierarchy is shown **Figure 28**. The proposed street network and street sections are identified in Section 4 of the Public Domain, Place and Urban Design Report (**Appendix A**).

5.10.1 Street Network

The proposed internal road network will feature major widening of Roosevelt Avenue to become the major entrance point into the site. The widening of Roosevelt has been incorporated to alleviate pressure from Washington Avenue, as well as provide a direct connection to Salt Pan Creek Reserve.

The extension of Roosevelt Avenue as the primary spine through the site will also support potential traffic increases that may result from the future upgrade of Salt Pan Creek Reserve as a regionally significant recreation and sporting destination. Widening will also occur along existing local roads within the Study Area including Kentucky, Union, and Hunter Streets to improve traffic flow.

To support future growth and manage increased traffic, a new signalised intersection is proposed at Roosevelt Avenue and Belmore Road.

Truman Avenue will also be extended to create a new direct connection of Riverwood Public School. This will provide a direct connection from Belmore Road to Riverwood Public School, connecting it back to the local community.

The new street network will also facilitate the removal of dead-end streets which currently inhibit the movement and development potential of the site. A key feature of the proposed new street network is a series of new north-south local roads, that will improve pedestrian and vehicular connectivity, and also ensure integration with the local street network to the south of the Study Area.

5.10.2 Public Transport Network

The master plan proposes some modifications to the existing 944 bus route. The proposed bus route will service the school and move through the Study Area via Union Street, Kentucky Road and Roosevelt Avenue as shown in **Figure 29**.

The proposal also includes proposed new bus stops to ensure improved and accessibility and customer experience.

The Master Plan

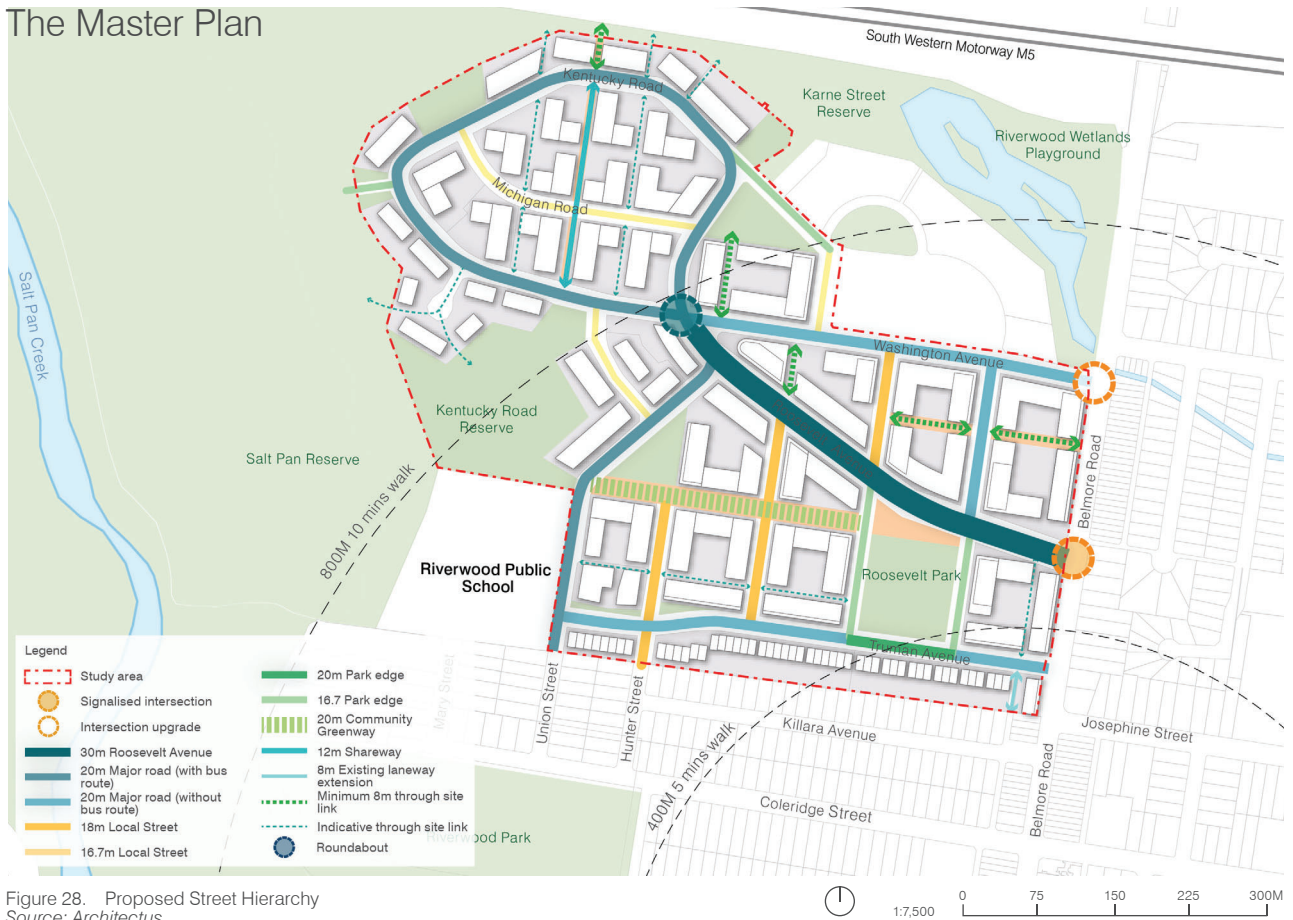


Figure 28. Proposed Street Hierarchy
Source: Architectus

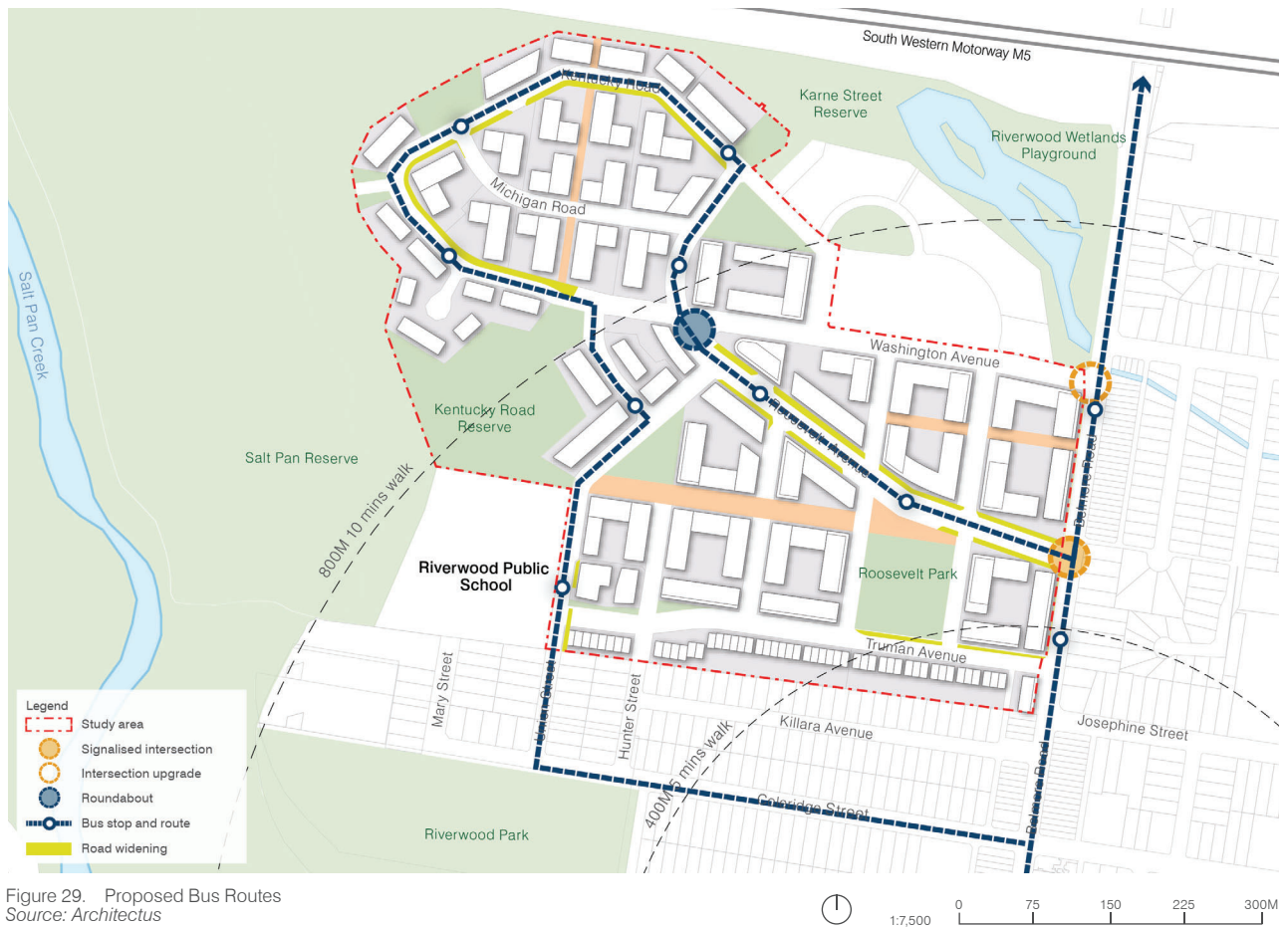


Figure 29. Proposed Bus Routes
Source: Architectus

The Master Plan

5.10.3 Walking and Cycling

The master plan provides an integrated cycling and pedestrian network to promote connectivity within the local area. (Refer to **Figure 28** and **Figure 30**). The key objectives of the walking and cycling network is to:

- Connect more people to the train station and town centre;
- Connect the Riverwood Public School to Belmore Road; and
- Improve viability and connections to Salt Pan Creek Reserve.

This includes shared paths linking key destinations including Salt Pan Creek Reserve, Riverwood Public School, Riverwood train station and local shops. The master plan proposes cycle paths along Roosevelt Avenue and Washington Avenue, providing improved connections to Belmore Road and Salt Pan Creek Reserve.

Most of the Study Area is within a 10-15 minute walk, and 5-minute cycle of the Riverwood train station and through the introduction of new and improved walking and cycling paths, active forms of transport have been prioritised.

The future street network introduces new streets and generous road corridors that improve legibility throughout the site. Through the addition of new, direct street connections, with footpaths or shared paths on both sides of the street, the master plan promotes walking and cycling, in a safe, and attractive environment.

The master plan introduces a street network with high pedestrian amenity, increased surveillance and points of interest, that will reduce walking times and improve the pedestrian experience, walking to and from the Riverwood Station and town centre.



Figure 30. Proposed Walking Catchment to Riverwood Station
Source: Architectus

The Master Plan

Through-Site Links

As detailed within this report, the Study Area currently has a number of constraints associated with the existing street layout, providing poor permeability and legibility. These constraints are proposed to be resolved through the revised street network, which will be further improved through the provision of a number of pedestrian through-site links, improving access and security across the site. These links support the street network by providing pedestrian and cycle only access between local north-south streets.

Through site links are proposed within the Garden Apartment Precinct, including blocks bound by Kentucky Road, Michigan Road and Washington Avenue, which typically have larger street block depths than other areas of the site.

The master plan recommends that through site links are to be provide within development blocks deeper than 90m, as well as in other key areas across the site to

maximise pedestrian permeability and view lines across the site. In this regard, through site links are proposed between buildings to open up views, improve pedestrian permeability and enable direct access between Kentucky Road Reserve to Karne Street Reserve and the broader regional cycleway network within Salt Pan Creek Reserve.

Within the Garden Apartment Precinct, building depths have been designed to be narrow, with regular breaks, to enable visibility to through site links, which can be landscaped to suit the character of the precinct. Through site links will be publicly accessible during daylight hours, however may be gated at night for security purposes.

Greater lines of sight to areas of open space within the master plan, as well as the broader open space network. The location of through-site links will be established through the DCP, which provides detailed controls relating to location, width, landscaping and function of through-site links within the Study Area.



Figure 31. Proposed Servicing and Basement Entries
Source: Architectus



5.10.4 Car Parking

Underground basement car parking will be provided for visitors and residents to access residential apartment buildings. Basement car parking will also be required to support future retail uses along Belmore Road. An overview of the future car parking demand is provided in Section 7 of this report.

To minimise vehicle-pedestrian conflict, no basement entries or garbage collection will be located on Roosevelt Avenue, Belmore Road, wherever possible (refer to **Figure 31**). On-street car parking will also be provided on all streets, except for laneways. This is important for visitor parking, retail, and activating streets. Detailed street sections can be found in the Public Domain, Place and Urban Design Report (**Appendix A**).

5.11 Potential Staging and Delivery Strategy

The redevelopment of the Study Area will occur over a 15-20 year period. The redevelopment will be completed in stages to allow for infrastructure to be delivered over time to meet the growing population and to allow for many existing residents to remain in place while the initial stages are developed. The time required for redevelopment responds

to the time required to deliver the new infrastructure and housing, as well as market demand for new housing in Riverwood.

A potential staging plan is provided at **Figure 32** which provides an indicative five stage development layout. Stages 1-4 includes an amalgamation of Council owned roads and parks and LAHC owned land which will enable the delivery of precinct wide infrastructure, including, but not limited to, utilities, parks, streets, and community facilities.

Stage 5 as shown at **Figure 32** identifies the privately owned land, which is not intended to be acquired or amalgamated with LAHC or Council owned land. The proposal provides the opportunity for privately owned land to be amalgamated with other private land. However, the privately owned land can remain as is or redevelop in accordance with the proposed planning controls at any stage once the land is rezoned.

The potential Stages 1-4 including LAHC and Council owned land are indicative of a potential order of redevelopment to ensure a coordinated program and provision of necessary infrastructure. This potential staging is also provided to ensure that the development of sites can occur independently to the greatest extent possible.

The Master Plan

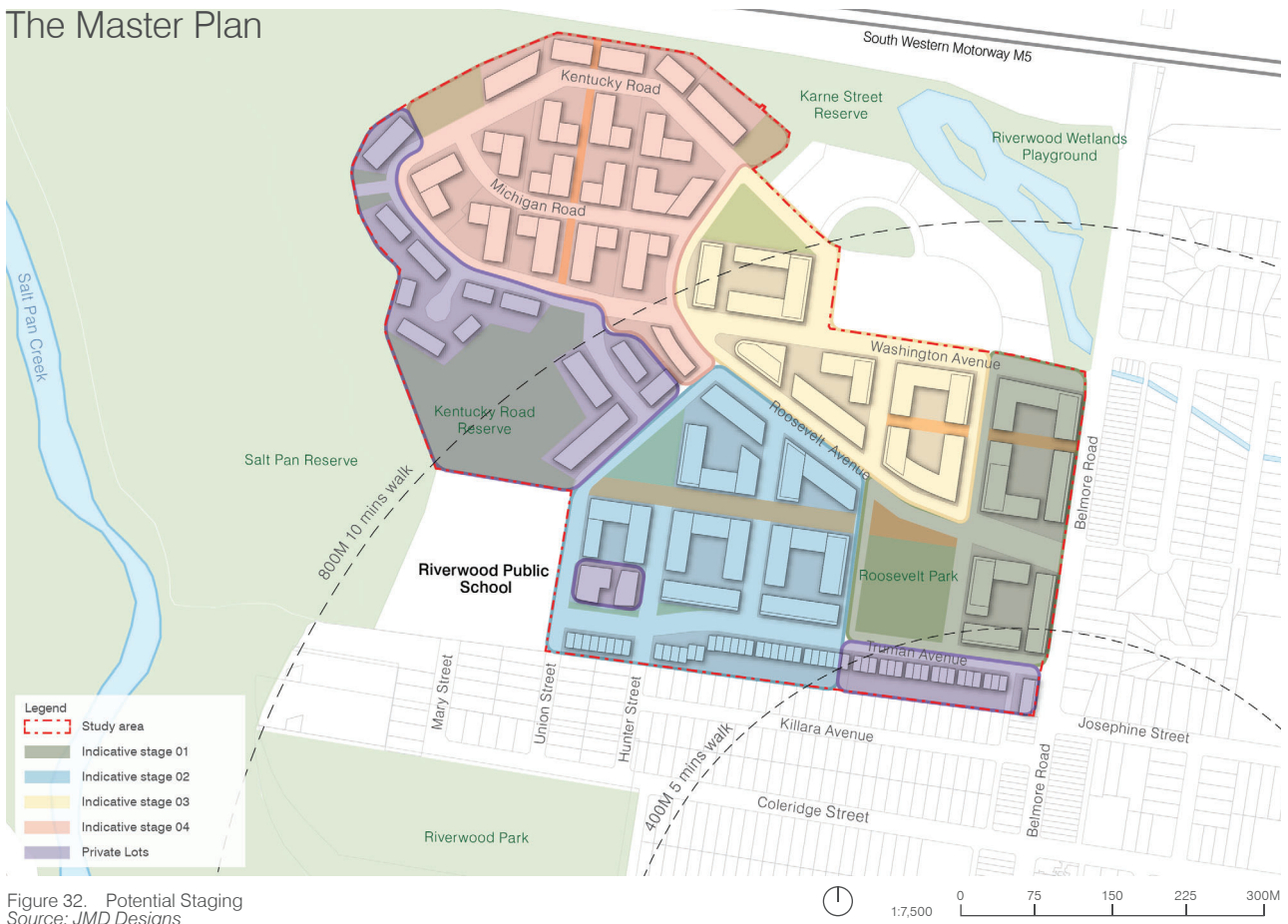


Figure 32. Potential Staging
Source: JMD Designs

Staging plans will be submitted with any application for residential subdivision within the land identified in Stages 1-4, or for major public domain works within the Study Area. A VPA will specify land area and standard of embellishment of key items such as public open space. Staging plans will address:

- Infrastructure delivery - For each respective stage, construction of buildings shall not commence until necessary stormwater and flood management works are implemented, along with suitable services provision, to ensure that land is capable of being developed. However, one stage does not need to be completed before another can proceed. The detailed sequencing of the development will be determined following negotiation and confirmation from utilities providers, including Sydney Water, in relation to the approval and delivery of key infrastructure upgrades.
- Public domain and open space - improvements will be delivered within all development stages to ensure high-quality public spaces are available to support existing and future residents, as well as the broader Riverwood community.
- Community facilities and other services - delivery of community infrastructure, shops and services are to be staged to keep pace with housing delivery and population growth.

- Transport and active links – staging is to consider the impact on and improvements required to the local and regional traffic or transport networks, and provide for active transport links through the study area.
- Tree canopy – the staging plan is to indicate how tree canopy targets will be met across the study area.
- Sustainability – the staging plan is to consider precinct wide environmental sustainability measures (e.g. how the 5 star Green Star communities rating can be achieved)
- Housing mix – the staging plan will indicate an indicative future mix of social and private housing (and affordable, if relevant) across the Study Area. It is intended that new social housing will be delivered in Stage 1-4 up to a maximum of 30% of all housing within Stages 1-4 but the final amount and mix will be determined as part of the detailed design and future development applications.

The timing and delivery of new housing across the site will be informed by the relocation process of existing and future social housing tenants living across the Study Area. However, this matter will be undertaken by LAHC and DCJ, in partnership with other key stakeholders in the area and is not subject to this proposal nor a future DA.



6 Proposed Planning Controls

Proposed Planning Controls

6.1 Overview

The proposed master plan seeks to renew the existing dwellings, provide for additional private dwellings, new streets, parks and community uses. The proposed master plan provides for approximately 3,900 new dwellings, buildings ranging between 3 and 12 storeys and local open spaces.

To achieve the intended outcome of the master plan, the rezoning of the Study Area will occur through an amendment to the Canterbury LEP 2012. The amendment will be facilitated through a SEPP under Section 3.29 of the EP&A Act.

This section describes the proposed amendments to land within the Study Area.

The proposed amendments include:

- Changes to the land use zones across the Study Area;
- Increasing maximum building heights across the Study Area;
- Redistributing and increasing FSR controls across the Study Area;
- Removal of minimum lot size controls across the Study Area;
- Provision for an active street frontage along Belmore Road;

- Provision for an APU to enable residential flat buildings within the B2 Local Centre zone;
- Provision for an APU located to the corner of Belmore Road and Roosevelt Avenue to allow:
 - A. A neighbourhood supermarket as a permitted use, with a maximum floor area of 1,000m²;
 - B. Neighbourhood shops as a permitted use, with a maximum floor area of 250 m²;
 - C. Food and drink premises including cafes and restaurants as a permitted use.
- Provision for an APU located on certain sites throughout Study Area to allow:
 - A. Neighbourhood shops, as a permitted use with a maximum floor area of up to 250m²; and
 - B. Food and drink premises including cafes and restaurants as a permitted use.

A detailed overview of the proposed planning controls to facilitate delivery of the master plan is provided below.

6.2 Proposed Planning Controls

It is noted that a planning proposal to consolidate the Bankstown and Canterbury LEPs has been endorsed by the Canterbury-Bankstown Local Planning Panel.

As such, proposed amendments to both Canterbury LEP 2012 and the Draft CBLEP have been considered, summarised and further described below.

Table 16. Summary of Proposed Planning Controls

	Canterbury LEP 2012	Draft CBLEP 2020	Proposed Planning Controls (Amendments to Draft CBLEP 2020)
Land Use Zoning	The Study Area is currently zoned part R4 High Density Residential and part R3 Medium Density Residential under Canterbury LEP 2012.	No change. As per Canterbury LEP 2012.	Part R4 High Density Residential, part B2 Local Centre and part RE1 Public Recreation, in accordance with Figure 33 .
Height of Buildings	The Study Area has a current maximum height of buildings of 11.5 metres for land zoned R4 High Density Residential and 8.5 metres for land zoned R3 Medium Density Residential under Canterbury LEP 2012.	No change. As per Canterbury LEP 2012.	A range of heights between 12m metres and 41 metres in accordance with the maximum height of buildings map, in accordance with Figure 34 .
Floor Space Ratio	The Study Area has a current maximum FSR of 0.9:1 FSR for land zoned R4 High Density Residential and 0.5:1 FSR for land zoned R3 Medium Density Residential under Canterbury LEP 2012.	No change. As per Canterbury LEP 2012.	A range of FSRs between 0.9:1 and 2.5:1 in accordance with maximum FSR map, in accordance with Figure 35 .

Proposed Planning Controls

	Canterbury LEP 2012	Draft CBLEP 2020	Proposed Planning Controls (Amendments to Draft CBLEP 2020)
Minimum Lot Size	All land within the Study Area has a current minimum lot size of 460m ² under Canterbury LEP 2012.	No change. As per Canterbury LEP 2012.	No minimum lot size, in accordance with Figure 36 . Refer to further discussion below.
Active Frontages	No land within the study area is identified as an active frontage.	No change. As per Canterbury LEP 2012.	Introduce a new active street frontage along certain land along Belmore Road and Truman Avenue. Refer to Figure 37 .
Reclassification of Community Land	N/A	N/A	An amendment to Schedule 4 of the Canterbury LEP 2012 is also proposed to reclassify six parcels of community land to operational.
Schedule 1 - Additional Permitted Uses (Residential Flat Buildings in B2 Zone)	N/A	N/A	Residential flat buildings are not permitted in the B2 Local Centre zone under the Draft CBLEP. In order to allow this, an APU is proposed for land identified as "APU 25" on the APU Map, that allows residential flat buildings as a permitted use, but only if at least 2,300m ² of non-residential floor space is provided across the development block.
Schedule 1 – Additional Permitted Uses (Neighbourhood Supermarket in R4 Zone)	N/A	N/A	An APU is proposed for land identified as "APU 26" on the APU Map to allow: Neighbourhood shops as a permitted use, with a maximum floor area of 250m ² for each neighbourhood shop; A Neighbourhood Supermarket with a maximum gross floor area of 1,000m ² ; and Food and drink premises as a permitted use.
Schedule 1 – Additional Permitted Uses (Cafes and Restaurants in R4 Zone)	N/A	N/A	An APU is proposed for land identified "APU 27" on the APU Map to allow: Neighbourhood shops as a permitted use, with a maximum floor area of 250m ² for each neighbourhood shop; and food and drink premises as a permitted use.



Figure 33. Proposed Land Zoning
Source: Architectus

6.2.1 Proposed Land Use Zoning Map

Part R4 High Density Residential, B2 Local Centre and RE1 Public Recreation zones are proposed for the Study Area, in accordance with **Figure 33**.

The proposed land use zoning strategy will deliver opportunities for a diverse range of housing throughout the Study Area, supported by retail and community uses. The majority of the site is proposed to retain its current R4 High Density Residential zoning. Land currently zoned R3 Medium Density Residential is proposed to be rezoned to R4 High Density Residential to allow development of residential flat apartment buildings as a permitted use (with consent).

The proposal is consistent with the objectives of the R4 High Density Residential Zone in Canterbury LEP 2012 and which remain unchanged under the Draft CBLEP, including:

- “To provide for the housing needs of the community within a high density residential environment;
- To provide a variety of housing types within a high density residential environment;
- To enable other land uses that provide facilities or services to meet the day to day needs of residents; and
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity”.

A small portion of land in the western portion of the Study Area is proposed to be zoned B2 Local Centre to allow a range of mixed uses including residential, retail and commercial uses. These mixed uses will contribute to the activation of Belmore Road and the new Roosevelt Park. The proposal is consistent with the objectives of the B2 Local Centre Zone in the Draft CBLEP, which are:

- “To provide for certain residential uses that are compatible with the mix of uses in local centres.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.”

New open space areas are proposed to be zoned RE1 Public Recreation and is consistent with the objectives of the RE1 Public Recreation Zone in the Canterbury LEP 2012 and which remain unchanged under the Draft CBLEP, which are:

- “To enable land to be used for public open space or recreational purpose;
- To provide a range of recreational settings and activities and compatible land uses; and
- To protect and enhance the natural environment for recreational purposes”.

Further provisions relating to type and location of land uses within the Study Area are incorporated into the DCP, refer to **Appendix B**.



Figure 34. Proposed Maximum Building Height
Source: Architectus

6.2.2 Proposed Maximum Building Height Map

A range of maximum building height controls are proposed across the Study Area ranging between 12m (3 storeys) and 41 metres (12 storeys), with the exception of land that is proposed to be rezoned RE1 Public Recreation, which is consistent with the Draft CBLEP which does not include height controls over RE1 zoned land within the LGA. Refer to **Figure 34**.

The proposed height strategy ensures a suitable transition from the lowest buildings in the south of the Study Area, to the tallest buildings in the centre of the Study Area. The proposed maximum height controls have been determined based on the desired future character of each street, and to manage impacts such as overshadowing and solar access, in particular to existing low density development along Killara Avenue, located within the Georges River LGA.

Further guidance on the proposed built form and building heights is provided in the DCP, refer to **Appendix B**.



Figure 35. Proposed Floor Space Ratio
Source: Architectus

6.2.3 Proposed Floor Space Ratio Map

A range of maximum FSR controls are proposed across the Study Area between 0.9:1 and 2.5:1, in accordance with **Figure 35**.

The proposed controls reflect the detailed urban design analysis undertaken in the Urban Design Study and aim to provide a high quality and appropriate built form outcome, consistent with the master plan.

The intention of the proposed FSR control and associated mapping is to establish a maximum permitted GFA, which is then apportioned against the intended density outcomes across the Study Area.

The proposed FSR has been derived through the following key principles:

- FSR has not been applied to existing key roads and streets, which are proposed to be retained under the master plan, including Roosevelt Avenue, Washington Avenue, Kentucky Road and Union Street.
- FSR has not been applied to existing nor proposed areas of open space (including, however not limited to, Roosevelt Park, Kentucky Park and the Community Greenway).
- For all other areas of the Study Area, including proposed internal roads, FSR has been applied.
- FSR has been calculated with consideration to associated zoning and height controls, to enable a clear visual correlation of proposed densities across the Study Area.

Further, separate FSRs have been calculated when considered against areas of LAHC owned land; and privately owned allotments, to enable equitable development outcomes. However, given the larger area of LAHC owned land, this has resulted in a proportionally lower FSR to some areas of the site, which are anticipated to comprise future development (or ‘super’) lots.

Given the extent of LAHC owned land, it is intended that future development will be subject to preparation of a Concept SSDA, which will provide further clarity to GFA distribution as the Study Area develops over time, in accordance with the proposed FSR.

Further detailed guidance on the management of the proposed built form and distribution of floor space within the Study Area is provided in the DCP, refer to **Appendix B**.



Figure 36. Proposed Minimum Lot Size Map
Source: Architectus

6.2.4 Proposed Minimum Lot Size Map

It is proposed to remove the minimum lot size control for the Study Area, refer to **Figure 36**.

Instead, the proposal seeks to align with the minimum lot sizes, for various land use types, in accordance with the Draft CBLEP, as outlined in Table 17 below. The minimum lot sizes are consistent with the proposed building typologies under the master plan.

Development within the Study Area will therefore need to be in accordance with minimum lot sizes and frontages as contained within the Draft CBLEP at Table 17.

Table 17. Canterbury-Bankstown Planning Proposal Amendment 1

Land Use Type	Land Use Zone	Minimum Lot Size	Lot Frontage
Secondary dwellings	Zone R2 Low Density Residential	450m ²	N/A
Attached dwellings	Zone R3 Medium Density Residential	750m ²	20 metres
Manor houses	Zone R3 Medium Density Residential	1,000m ²	20 metres
Multi dwelling housing	Zone R3 Medium Density Residential	1,000m ²	20 metres
Multi dwelling housing (terraces)	Zone R3 Medium Density Residential	1,000m ²	20 metres
Secondary dwellings	Zone R3 Medium Density Residential	450m ²	N/A
Multi dwelling housing	R4 High Density Residential	1,000m ²	20 metres
Multi dwelling housing (terraces)	R4 High Density Residential	1,000m ²	20 metres
Residential flat buildings	R4 High Density Residential	1,500m ²	30 metres
Secondary dwellings	R4 High Density Residential	450m ²	N/A
Shop top housing	R4 High Density Residential	1,500m ²	30 metres
Serviced apartments	R4 High Density Residential	1,500m ²	30 metres

Proposed Planning Controls



Figure 37. Proposed Active Street Frontages Map
Source: Architectus

6.2.5 Active Street Frontages

A new active street frontage is proposed along certain land with frontage to Belmore Road, as shown in **Figure 37**.

The active street frontage control has been determined to encourage land uses that promote pedestrian street traffic on certain street frontages located within walking distance (400m) of Riverwood train station.

6.2.6 Additional Local Provisions

A new local provisions clause is proposed to be introduced under 'Part 6 Additional Local Provisions' of the Canterbury LEP 2012 (and Draft CBLEP) to introduce a range of new site-specific provisions relating to all land within the Study Area.

The proposed site-specific provisions are outlined below. It is anticipated that the wording of these additional local provisions reviewed and drafted in conjunction with DPE and Canterbury-Bankstown Council, to ensure consistency with the Draft CBLEP.



Figure 38. Proposed Additional Permitted Uses Map
Source: Architectus

6.2.7 Additional Permitted Uses

To support the proposed master plan, three (3) APUs are proposed, including:

- Provision for an APU on certain land identified as “APU 25” to enable residential flat buildings within the B2 Local Centre zone;
- Provision for an APU on certain land identified as “APU 26” to allow neighbourhood shops up to 250m², a neighbourhood supermarket up to 1,000m² and food and drink premises including cafes and restaurants as an APU.
- Provision for an APU on certain land identified as “APU 27” to allow neighbourhood shops up to 250m² and food and drink premises including cafes and restaurants as an APU.

A detailed overview of each of these APUs is provided below. Subject to ongoing discussions with DPE and Canterbury-Bankstown Council, these controls may either be included within Part 6 ‘Additional Local Provisions’, or at Schedule 1 ‘Additional Permitted Uses’ of the LEP.

6.2.8 APU to Enable Residential Flat Buildings Within the B2 Zone

As detailed within this report, it is proposed to amend the existing zoning along parts of Belmore Road from R4 High Density Residential to B2 Local Centre.

However, whilst residential development (in the form of shop top housing), residential flat buildings are not permitted in the B2 Local Centre zone under the Draft CBLEP. To allow this, an APU is proposed for land identified as “APU 25” on the APU map, that allows residential flat buildings as a permitted use, but only if at least 2,300m² of non-residential floor space is provided across the development block. Refer to **Figure 38**.

Suggested wording for this APU is provided as follows:

- “Use of certain land as identified as “APU 25” on the Additional Permitted Uses Map
- This clause applies to land identified as “APU 25” on the Additional Permitted Uses Map.
- Development for the purpose of a residential flat building is permitted with development consent if:
 - a) At least 2,300 square metres of gross floor area of buildings on land identified as “APU 25” must be used for the purposes of non-residential development”

It is noted that development will still be required to comply with proposed Active Street Frontage provisions located along Belmore Road. Therefore, the intent of this APU is to allow for residential development to be constructed ‘to ground’, allowing for residential flat buildings elsewhere within the B2 Local Centre Zone, such as addressing Roosevelt Park to the west. Notwithstanding, this item relates to permissibility only, with any development required to consider the detailed provisions of the supporting Riverwood Estate DCP.

Proposed Planning Controls

6.2.9 APU to Enable a Neighbourhood Supermarket Within the R4 Zone

As detailed within this report, majority of the Study Area is proposed to retain its current R4 High Density Residential zoning. However, based on projected retail demands, as detailed in the Demographics and Retail Study, prepared by SGS Economics and Planning (refer to **Appendix E**), it is recommended that future on site provision could include 'convenience retail, perhaps including a small mini-mart style supermarket and some food and drink retail'.

While *neighbourhood shops* are permitted in the R4 High Density Residential zone under both the LEP 2012 and the Draft CBLEP, *neighbourhood shops* are only permitted up to a maximum of 100m², pursuant to Clause 5.4(7). Refer to extract of this clause below.

5.4 Controls relating to miscellaneous permissible uses

(7) *Neighbourhood shops* If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 100 square metres.

Further to the above, *neighbourhood supermarkets and food and drink premises* are not permitted in the R4 High Density Residential zone under the Draft CBLEP.

As such, an APU is required located to the corner of Belmore Road and Roosevelt Avenue to facilitate the above-mentioned uses, to allow:

- Neighbourhood shops as a permitted use, with a maximum gross floor area of 250m². The purpose of this control is to increase the maximum gross floor area from 100m² currently allowed under Clause 5.7(7) of the LEP.
- Neighbourhood supermarkets as a permitted use, with a maximum gross floor area of 1,000m². The purpose of this control seeks to limit the size of the supermarket to a small neighbourhood supermarket and to ensure that future provision of a possible neighbourhood supermarket would not compete with the nearby Riverwood town centre.
- Food and drink premises including restaurants and cafes, as a permitted use. Note. No maximum floor space area is proposed.

It is considered that the above mentioned uses will support the future needs of residents as the local population grows, whilst complementing the nearby Riverwood Local Centre.

Refer to extracts of LEP 2012 and Draft CBLEP land use definitions are provided below.

Neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises.

Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

Neighbourhood shops are a type of shop—see the definition of that term in this Dictionary.

Neighbourhood supermarket means premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area.

Note — See clause 5.4 for controls relating to the gross floor area of neighbourhood supermarkets.

Food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Note — *Food and drink premises* are a type of retail premises—see the definition of that term in this Dictionary.

Restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided. *Note.* Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.

Suggested wording for this APU may include:

“Use of certain land as identified as “APU 26” on the Additional Permitted Uses Map.

(1) This clause applies to land identified as “APU 26” on the Additional Permitted Uses Map.

(2) Development for the purpose of a neighbourhood shop is permitted with development consent, if the gross floor area does not exceed 250 square metres.

(3) Development for the purpose of a neighbourhood supermarket is permitted with development consent, if the gross floor area does not exceed 1,000 square metres.

(4) Development for the purposes of a food and drink premises including restaurants and cafes is permitted with development consent.”

is permitted with development consent, if the gross floor area does not exceed 250 square metres.”

(3) Development for the purposes of a food and drink premises including restaurants and cafes is also permitted with development consent.”

6.2.10 APU to Enable a Neighbourhood Shops, Cafes and Restaurants up to 250m² GFA

In order to facilitate the master plan, there are a number of locations that have been identified for potential non-residential uses such as restaurants and cafes and conveniences stores. These locations have been identified to ensure residents are within walking distance of local amenities. Preferred locations for such uses have also been identified based on their proximity to open space.

Whilst *neighbourhood shops* are permitted within the R4 High Density Residential zone, development for the purposes of a *neighbourhood shop* is only permitted up to a maximum of 100m², pursuant to Cl.5.4(7) of the LEP 2012 and Draft CBLEP.

Food and drink premises including cafes and restaurants are also not permitted in the R4 High Density Residential zone, under the Draft CBLEP.

It is therefore proposed to include an APU to allow food and drink premises including cafes and restaurants as a permitted use, and *neighbourhood shops* up to a maximum floor space area of 250m² at the following locations identified as “APU 27”, shown at **Figure 37**.

Suggested wording for this APU may include:

“Use of certain land as identified as “APU 27” on the Additional Permitted Uses Map.

(1) This clause applies to land identified as “APU 27” on the Additional Permitted Uses Map.

(2) Development for the purpose of a neighbourhood shop

Proposed Planning Controls



Figure 39. Reclassification of Community Land
Source: Architectus

6.2.11 Reclassification of Community Land

The Study Area includes several parcels of Council owned, community land. The sites comprise a total of 4,042m² of open space. The master plan proposes new open space and local street network that will deliver new and improved public open space and a high quality public domain.

To achieve this outcome, an amendment to Schedule 4 'Classification and Reclassification of Community Land' of the Canterbury LEP 2012 is proposed. The proposed amendment would reclassify community land to operational land allowing land to be redeveloped as part of the new public domain strategy for the Study Area.

The parcels of Council owned, community land are outlined in **Table 18** and **Figure 39** below.

Table 18. Reclassification of Community Land

Community Classified Land	Lot/DP
24 Michigan Road	Lot 452 DP 243672
1A Arizona Place	Lot 457 DP 243672
3 Missouri Place	Lot 420 DP 575032
13B Roosevelt Avenue	Lot 462 DP 243672
13 Roosevelt Avenue	Lot 463 DP 243672

6.3 Tenure Mix

The proposal does not include a requirement for a specific tenure mix to be achieved within the Study Area. Although LAHC has an objective of delivering up to 30% of new housing within the Study Area for social housing, it is LAHC's position that this is a portfolio demand decision and should not be dictated by a planning control.

In managing the portfolio, LAHC needs flexibility to respond equitably to the demand and preferences of current and future households who are eligible for social housing across the allocation zone, Greater Sydney and regional NSW. Potentially, applicants for social housing in the Riverwood and nearby allocation zones could have a need or preference for larger dwellings, or for dwellings that are located in smaller-scale projects. Renewing the portfolio in the future to respond to demand and preferences of social housing applicants or to Government priorities should not be limited by a planning requirement to have a certain number of dwellings on one particular site.

As well, over the longer term, it is also important that LAHC is able to manage the social housing portfolio to respond to population growth and change. For example, there are often very low levels of social housing stock in newer urban areas when compared to established urban areas such as Riverwood. If demand is high in these areas and there are appropriate services and facilities in place, it may be appropriate for LAHC to focus on delivering social housing dwellings in these areas.

Proposed Planning Controls

While it is clear that there should be a high percentage (up to 30%) of social housing dwellings on the site now and probably well into the future, placing a requirement for a certain number of social housing dwellings on one particularly site has the potential to restrict LAHC in achieving its overarching objective for NSW to deliver more social housing of the right type in the right place.

6.4 Amendment to State Environmental Planning Policy

The proposal also seeks to list the Study Area as an identified site on the SSD Sites Map pursuant to Schedule 2(10) of the Planning Systems SEPP to ensure that SSD processes apply to the site to enable implementation of the master plan.

Schedule 1 of the Planning Systems SEPP identifies that development carried out by or on behalf of LAHC on any site is SSD, if the development has a capital investment value of more than \$100 million.

However, Schedule 2 of the Planning Systems SEPP identifies that development carried out by or on behalf of LAHC on identified sites is SSD, if the development has a capital investment value of more than \$30 million. This therefore lowers the capital investment threshold for LAHC projects on identified sites, ensuring such projects are considered as SSD, given their importance in delivering affordable housing across the state.

The Study Area is not currently identified site on the SSD Sites Map pursuant to Schedule 2(10) of the Planning Systems SEPP. As such, it is also proposed to include the Study Area as an identified LAHC site on the SSD sites map.

The intended effect of this is that the SSD cost threshold is lowered from \$100m to \$30m, to ensure that SSD processes apply to a greater range of development, to ensure renewal in accordance with the proposed master plan.

This would mean that the Minister for Planning would be responsible for determining applications in the Study Area, lodged by (or on behalf of) LAHC, which have a capital investment value of more than \$30 million. Any DAs within the Study Area below this threshold (or on land not owned by LAHC) would be assessed by Canterbury-Bankstown Council

Subject to commercial agreements between LAHC and the future development partner(s), it is anticipated that at least one (1) concept DA would be submitted to cover one (1) or more or stages of the development.

In addition to the above planning pathways, subject to ongoing further discussions with Council, it is anticipated that a VPA will be entered into between Council and LAHC, which would detail matters including, however not limited to, road and public domain upgrades, dedication of land, future land ownership, community facilities and will provide certainty in relation to the funding, timing and delivery of the infrastructure needed to support renewal of the Study Area.

6.5 Development Control Plan

To support the proposed changes to the Draft CBLEP, a DCP is proposed to guide future development throughout the Study Area (except single dwellings). Refer to a copy of this draft DCP at Appendix B. The DCP includes detailed design controls to support the proposed planning controls and deliver the highest quality design and built form outcome for the site.

The DCP includes provisions relating to the draft structure plan for the Study Area, as well as control relating to built form character, building typologies and design, movement and access, public domain, landscaping, tree retention and open space.

In addition, the DCP includes provisions to ensure good design and high design quality across the estate. For DAs where Council is the determining authority, this will require any buildings higher than three storeys to be reviewed by Canterbury-Bankstown Council's DRP. For projects lodged with DPE as SSDAs, it is expected the SDRP will continue to provide design oversight and this process will be confirmed as DPE issues the SEARs for the project/s. This process is outlined in the GANSW SRDP Terms of Reference.

Once endorsed, the DCP would be used to inform future development proposals within the Study Area. The DCP will be managed and published by DPE, however will be publicly available and will apply to all future development within the Study Area, irrespective of type or scale. For any DAs for which they are the consent authority, Canterbury-Bankstown Council will also review and consider proposals against this DCP.



7 Environmental Assessment

Environmental Assessment

7.1 Overview

The proposed master plan has been designed with careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment and to inform amending the planning framework. As detailed within this report, the proposed master plan is considered to be suitable for the site, taking into consideration environmental, social and economic factors, along with an assessment against the applicable existing planning framework.

Table 19. Assessment Summary Table

Study Requirement	Report Section	Supporting Technical Report	Appendix
1 Place Strategy	5	Place Strategy	C
2 Public Domain, Place and Urban Design Report	5	Public Domain, Place and Urban Design Report	A
3 Planning Report	-	This report	-
4 Population and Demographics	7.2	Demographics and Retail Study	E
5 Heritage	7.3	Statement of Heritage Impact Aboriginal Cultural Heritage Assessment Report	K L
6 Social Sustainability and Infrastructure	7.4	Social Infrastructure Study Health Impact Assessment Demographics and Retail Study	D G E
7 Transport	7.5	Traffic and Transport Assessment	J
8 Environmental Sustainability, Climate Change and Waste Management	7.6	Environmental Sustainability Study Climate Change Adaption Report Preliminary Noise Impact Report Air Quality	O P S T
9 Green Infrastructure, Ecology, Urban Forest and Greening	7.7	Green Infrastructure Study Canopy Cover Assessment High Tree Retention Value Report Biodiversity Development Assessment Report Landscape Design Report	H Y Z N I
10 Services and Utilities	7.8	Infrastructure Services Report	R
11 Infrastructure	7.9	Social Infrastructure Study Traffic and Transport Assessment Infrastructure Services Report Water Quality and Storm Water Report	D J R Q
12 Economic Feasibility	7.10	Residential Market Study Demographics and Retail Study	F E
13 Geotechnical and Contamination	7.11	Preliminary Geotechnical Assessment Stage 1 Preliminary Site Investigation	U V
14 Water Quality and Stormwater	7.12	Water Quality and Storm Water Report	Q
15 Flooding	7.12	Water Quality and Storm Water Report	Q
16 Consultation	3.6	Engagement Summary Report	W

As detailed within this report and in supporting technical documentation, potential impacts can be reasonably mitigated and where necessary managed through subsequent detailed design process and associated DAs. The site is therefore considered suitable for the proposed development.

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7.2 Population and Demographics

7.2.1 Existing Population

In accordance with Study Requirement No. 4, a Demographics and Retail Study has been prepared by SGS Economics and Planning at Appendix E.

At present, the Study Area contains approximately 1,100 dwellings (1,019 social dwellings, approximately 60 privately owned) and a total of approximately 1,700 residents, acknowledging that figures may fluctuate over time.

Using ABS data, the Study Area is within Travel Zone (TZ) 2646, the smallest geographical boundary the projected data is available at. As detailed in the Demographics and Retail Study, the population in TZ2646 (inclusive of the Study Area) is estimated to remain at around 3,770 between 2021 and 2041. Over this time, there will be a slight increase in the proportion of youth (+.6% percentage points (PP)) and mature adults (+1.2% PP), and a larger increase in retirees (+3.7% PP), with a larger decrease in young adults (-3.0% PP) and adults (-1.8% PP), and a small decrease in children (-.8% PP).

7.2.2 Existing Employment

The largest proportion of jobs in TZ2646 are in Health and Education. The largest growth in jobs in TZ2646 between 2016 and 2041 will be in Health and Education, growing by a compound annual growth rate of 3.97%, and Industrial jobs (however most of this increase was between 2016 and 2021).

7.2.3 Projected Population

The long term redevelopment project will deliver approximately 3,900 dwellings (including approximately 2,800 new dwellings and 1,100 replacement dwellings) across the Study Area, delivered in stages.

It is assumed that the future social housing age profile and household number by bedroom size will remain at 1.5 persons per dwelling the same as the current Study Area, with private dwellings assumed a household size of 2.1 per dwelling. As such the forecast number of people residing within the study area at completion of the project is approximately 7,500.

This therefore represents an increase of approximately 2,800 new dwellings and an additional 5,800 residents over the next 20 years at completion of the project. It is estimated that in TZ2646 there will be an increase in the proportion of Adults (+2.6% PP) with the Riverwood Renewal project by 2041, and a reduction in the proportion of Retirees (-2.2% PP) and Young Adults (-1.5% PP), as percentage point changes.

These indicative yields have been informed by built form testing, combined with market and economic analysis. The actual development yields achieved across the Study Area, will be dependent on several factors including infrastructure staging, economic conditions, and market demand.

These yields have been used to assess the potential infrastructure improvements that will be required to support the future population. An overview of the proposed infrastructure measures is provided in Section 7.9 of this report.

7.2.4 Projected Employment

Changes to employment within the Study Area would be driven by the nature of on-site employment as per the proposed master plan. This will combine community facilities, retail and any other employment generating activity and will be determined as the Study Area develops.

In total, these uses would be expected to generate around 59 on site jobs before retail and commercial calculations, however will be further resolved as the Study Area develops.

7.3 Heritage

7.3.1 European Heritage

A Statement of Heritage Impact has been prepared by Artefact (**Appendix K**) based on a desktop assessment of historical information and a survey of the Study Area.

There are six(6) major stages of land use associated with the study area including:

- Phase 1 (1788-1810): This period is associated with partial vegetation clearance during which time the land was likely used for timber extraction, charcoal production and early European settlement;
- Phase 2 (1810-1930s): This period is associated with more formal subdivision, and the more widespread clearing of land. Primary land uses were for some agriculture, but predominantly grazing;
- Phase 3 (1930-1942): This period is associated with the conversion of the land to a golf course, and some ongoing grazing;
- Phase 4 (1942-1945): This is the period of construction of the Herne Bay Hospital and its use by US and Allied forces;
- Phase 5 (1945 – late 1950's): During this period the Herne Bay Hospital was used without major alteration (other than utility provision) as an emergency housing centre; and
- Phase 6 (1960-Present): This period is associated with ongoing demolition of the Herne Bay Hospital structures, and their replacement with the currently standing housing infrastructure.

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There are no statutory listed heritage items within or adjacent to the Study Area, nor is the site within (or within proximity to), any Heritage Conservation Area (HCA). The Study Area has been assessed as having nil-low potential for significant archaeological remains associated with the first three phases of development including land clearance, paddock boundaries, dams and field drains (1788-1810), dams and field drains (1788-1810), early homesteads and agriculture (1810-1930) and a golf course (c.1930-1942).

Notwithstanding, low to moderate potential for archaeological remains are associated with the subsequent two phases of development including hospital infrastructure (1942-1945) and emergency housing estate infrastructure (c.1945-late 1950s). The location of any remains is unknown, and may be dispersed across the site. As a result, the proposed development has the potential to directly impact on the archaeological resources of the Study Area.

Furthermore, throughout the six phases of development, the Riverwood Estate has played an important role in protecting the welfare of many of society's most vulnerable. As a place of shelter during crisis or through extended difficulty, the Study Area is likely to hold a place of importance in family and personal histories and memories that is also likely to extend to places in the area used for recreation, including bushland and waterways.

Opportunities for heritage interpretation should be considered as part of the future stages of development of the site. This should be informed by an understanding of the Study Area's history and character through time. Heritage interpretation should meaningfully engage future residents with the sites varied past. Modes of interpretation may include naming and design of public areas, interpretive signage and public art. Some current street names (such as Roosevelt Avenue) could also be preserved as direct references to past heritage commemoration. The Statement of Heritage Impact recommends that a heritage interpretation strategy is prepared that reflects the varied and significant social history of the Study Area. It is anticipated this will be further considered as part of subsequent detailed design processes and in future DAs submitted.

The Statement of Heritage Impact also recommends that a precinct wide archaeological research design (ARD) should be prepared which would set out a methodology for an archaeological excavation program. Archaeological excavations would focus on significant areas within the former hospital, such as nurse's quarters or surgical facilities. The aim of the archaeological excavation program would be to compliment the preparation of the social history in providing an insight into the lifeways of the

occupants of the site and it is anticipated this will also be further considered as part of subsequent detailed design processes.

The master plan retains and protects a number of key streets including Roosevelt Avenue as the central boulevard and main entrance into the precinct. The proposed Riverwood Estate DCP also includes proposed controls relating to interpretation of the site's European heritage values, to include documenting the social history of the Herne Bay and the Study Area, preparing an ARD and developing a Heritage Interpretation Strategy.

7.3.2 Aboriginal Cultural Heritage

In accordance with the Study Requirements, an Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by Artefact and is provided at **Appendix L**. This report provides an assessment of existing contextual information, including an analysis of previous heritage investigations and data on known Aboriginal sites within the locality. In preparing this report, a site survey was also undertaken to identify any areas of significance or potential constrains to inform the master plan.

As detailed within this report, it has been determined that the broader study area contains intangible Aboriginal heritage values (social and cultural) associated with historical occupation of the area by Aboriginal People, with one potential archaeological deposit identified (PAD01; AHIMS ID 45-6-3358), located in Kentucky Road Reserve, being an area of open space located to the west of the study area. Note this area is intended to remain as open space within the master plan and is not intended for development.

With regard to broader Aboriginal heritage values across the site, the report provides for a number of recommendations for the undertaking of future development, including, however not limited to, ongoing engagement with local Aboriginal communities and interest groups during subsequent design processes of civil and building works, as well as ensuring unexpected finds protocols in any further investigations or works occurring at the site (including within proximity to the archaeological deposit within Kentucky Reserve). It is anticipated that further detailed investigations will be as part of any subsequent SSDA process, which will provide further site-specific recommendations for each future development lot or proposed buildings.

7.3.3 Potential Impacts and Recommendations

In general the Study Area has intangible Aboriginal heritage values (social and cultural) associated with historical occupation of the area by Aboriginal People. It is recommended that prior to detailed design processes,

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detailed consultation should be undertaken with relevant Aboriginal persons and bodies to establish any Aboriginal social/cultural values and connections to the Study Area and surrounds. This consultation should be carried out separate to general project community consultation and must be carried out by individuals who are accepted by the Aboriginal community as appropriate for the task.

In accordance with the Study Requirements, a Water Quality and Stormwater Report (**Appendix Q**), outlines proposed stormwater management and flood mitigation measures across the Study Area, including the potential for construction of a 1,300m² stormwater detention basin (for clarity, by land area, not volume) in Kentucky Reserve, to align with the Salt Pan Creek Reserve Master Plan. The construction of the proposed stormwater detention basin would impact the majority of the PAD01 within Kentucky Reserve. Any excavation associated with a stormwater detention basin would likely impact on potential sub-surface Aboriginal cultural material present.

Accordingly, it is recommended that in preparing any future DAs relating to these areas of the site, any proposed impacts to Kentucky Road Reserve (including PAD01) and areas of Cumberland Plain Woodland must be assessed, once potential impacts are known. If PAD01 is likely to be impacted, further investigation and comprehensive Aboriginal stakeholder consultation is required to establish the nature and extent of any sub-surface archaeological deposit in the portions of PAD01, AHIMS ID 45-6-3358 that are to be impacted. Further investigation generally includes archaeological test excavation in accordance with the OEH (2010) Code of Practice Archaeological Investigation of Aboriginal Objects in New South Wales. The Water Quality and Storm Water Report outlines a number of options should this storm water solution not be progressed or it is deemed unviable.

Artefact have prepared the following recommendations to protect and manage the known and potential heritage values of the Study Area:

- Any objects identified during works will require archaeological investigation, Aboriginal stakeholder consultation and an AHIP issued by OEH under Section 90 of the NPW Act prior to any proposed impacts occurring.
- Any future DAs for the site should be accompanied by an assessment in accordance with the OEH 'Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales'.
- Prior to development occurring, consultation with relevant Aboriginal persons and bodies should be undertaken to establish Aboriginal social/cultural values

and connections to the Study Area and surrounds. Preliminary consultation has been undertaken which has found that such social/cultural values and connections are likely to exist.

- Subject to consultation, incorporate Aboriginal social and cultural values into design of landscape, buildings, or interpretive signage.
- These recommendations are proposed to be incorporated into the planning framework for the Study Area and should be considered in the preparation of any future DAs at the site.
- In addition, a number of design recommendations are provided relating to Connecting with Country, including preparation of a Connecting with Country Framework for to inform future DAs. In particular, future development is to revive and enliven pre-development landscapes and traditional uses of Country and language through:
 - Encouraging locally indigenous vegetation that enhances environmental quality and optimises opportunities for habitat for native flora and fauna species;
 - Acknowledging Indigenous knowledge systems and how they can contribute to informing future building design and landscaping outcomes as an expression of Connecting with Country;
 - Acknowledging and celebrating Aboriginal and Torres Strait Islander living cultures and site-specific stories of place through art, performance, and other creative expression involving the engagement of suitably qualified Indigenous practitioners;
 - Considering Aboriginal and Torres Strait Islander inclusion, comfort and access in the design and operation of any proposed public spaces, including public open space, streets and community facilities; and
 - Identifying opportunities to name streets, public places, and community facilities and provide wayfinding signage in local traditional language or implement dual naming. Where Aboriginal and Torres Strait Islander naming is adopted, consider providing physical material that outlines the pronunciation and history behind the name, where appropriate and agreed to by relevant Aboriginal and Torres Strait Islander stakeholders.
- The above measures are contained within the Draft Riverwood Estate DCP and will be further supported by the requirements for ongoing engagement with the Aboriginal and Torres Strait Islander community.



Figure 40. Potential Archaeological Deposits
Source: Architectus

7.4 Social Sustainability and Infrastructure

7.4.1 Social Infrastructure and Open Space

In accordance with the Study Requirements, a Social Infrastructure Study has been prepared by Cred Consulting (**Appendix D**), which includes a profile of the Riverwood community and analysis of existing demographic trends within the area.

7.4.2 Existing Social Infrastructure

The Study Area is well serviced by existing social infrastructure including a Men's Shed, a 60-place childcare centre, three meeting rooms (managed by FACS) and the Riverwood Library, operated by Canterbury-Bankstown Council and located within Washington Park to the north.

Within the Study Area, there are three small existing neighbourhood/pocket parks, and one district park (Kentucky Road Reserve). The site is within 300m to 1,100m from Riverwood train station and there are six bus stops that service the Study Area.

On the perimeter of the Study Area, bordering the nearby Washington Park development, is the highly utilised Riverwood Community Centre, which offers a range of community programs including, however not limited to, after school youth activities and childcare. Further along Belmore Road to the north east of the Study Area is the Morris Lemma Indoor Sports Centre, and the Riverwood library and knowledge centre.

There are also four public primary schools in the suburb of Riverwood, seven early childhood education and care centres, the Riverwood shopping plaza, one social enterprise café (Payce's Kick Start café, located within Washington Park), and a Police and Fire station (both located south of the Riverwood train station).

7.4.3 Future Community Profile

Based on a forecast of around 3,900 dwellings the projected population at the completion of the renewal would be approximately 7,500, people in the Study Area, increasing the population of the Riverwood suburb to around 23,323 people.

Changes to the community profile would include a greater mix of household tenure, a higher median household income (while still a high proportion of low-income households living in social housing with relative disadvantage), higher car ownership, and higher employment rates proportionally.

7.4.4 Community and Social Infrastructure Needs

The Social Infrastructure Study (**Appendix D**) provides a review of the existing social infrastructure and community needs within Riverwood, and identifies gaps and opportunities to support the proposed renewal of the Study Area. Based on the forecast population profile, the analysis identified there will be sufficient demand to support new and existing community and resident facilities and services including:

- Communal meeting rooms (for social housing residents);
- Men's Shed/maker space;
- Educational/learning space;
- Multi-purpose community space;
- Early child care and out of school hours care; and
- New local open space and embellishment of existing open space.

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The analysis also identified the need for:

- Multi-purpose outdoor courts;
- Streets to be designed as places to promote social, leisure and community connections; and
- Cycle and pedestrian paths to improve connectivity and social and safety outcomes for residents.

7.4.5 Community Facilities

Using the population forecast of 7,500 people, along with relevant industry benchmarking standards, the renewal of the Study Area would create the following social infrastructure demands:

- 145 new early childhood education and care places;
- 518m² of library floor space;
- 96 additional Out of School Hours Care places (in addition to child care places above); and
- 600m² of community floorspace (including 100m² for the Men's Shed).

The renewal of the Study Area will also include provision for the three existing community rooms that are currently on site, as well as the existing Men's Shed.

There are already two community centres within or connected to the Study Area, so this floor space could be delivered in one of two ways:

1. Through a contribution to refurbish and expand the existing Riverwood Community Centre; or
2. A new Creative Arts & Cultural Centre could be built within the Study Area.

The community facilities may be provided on site or can be met through financial contribution towards an off-site facility. LAHC is currently in negotiations with Council regarding the location of (or contribution towards) community facilities and it is anticipated this will be further resolved as the Study Area develops.

If on site provision is preferred, community uses are proposed to be located along Union Street, adjacent to the proposed new Community Park, to maximise amenity outcomes and foster social interactions against new area of open space. The structure plan also identifies potential locations for future community use connecting to areas of open space; including along the Community Greenway, Kentucky Road Reserve, the new Roosevelt Park, and Riverwood Public School.

It is understood that the Canterbury-Bankstown Council's preference is for the collection of financial contributions. Arrangements for capital funding, upgrades and ongoing

maintenance of these facilities would form part of the VPA negotiations.

The increasing higher income and working population will require childcare close to home. The Study Area will create demand for 145 early education and care places (including replacement of the existing 60 place SDN-operated childcare centre), as well as 96 additional out of school care hour places.

To facilitate the provision of early education and care places, childcare centres are permissible with consent within all proposed zones at the site, however are anticipated to be located in the B2 – Local Centre Zone adjacent to Belmore Road, and close to Riverwood Public School.

7.4.6 Open Space and Recreation

There is currently 60ha of open space either within or directly surrounding the Study Area. The open space needs analysis identified there is no demand for additional regional or district level open space, as the site is already well serviced by the adjoining regional Salt Pan Creek Reserve (approximately 23ha).

The master plan provides for a total of 4.8ha of open spaces on site, providing 2.4ha of additional open space which is proposed to be zoned RE1. This includes the provision of a local park (approximately 1.01ha) on Roosevelt Ave. This park has been designed to meet the recreational open space needs of the future community, and will accommodate a range of passive and informal active uses, such as Tai Chi and spaces for family gatherings, including BBQ facilities. The park will also be supported by adjoining retail and commercial uses. There will also be additional opportunity to provide a possible kiosk/park café with Roosevelt Park.

Benchmarking and community consultation indicates that the future population of the Study Area will create demand for a number of multi-purpose courts for sporting activities including basketball, netball, tennis and soccer. The open space concept plans in **Appendix A**, provide indicative locations for active uses including areas for ball games (such as Ping-Pong/Table Tennis) or Tai Chi etc.

Given, there is currently over 60ha of open space within the broader suburb of Riverwood, it is considered that there will be an adequate provision of open space that will meet the needs of the future population. Analysis undertaken by Cred Consulting, identified that the Study Area is well serviced by existing open space; however, existing open space is generally unembellished, large land parcels and sport fields.

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This analysis identified the need for neighbourhood level parks throughout the renewal area to encourage social connection and to function as backyards for residents living in higher density housing. The proposed master plan has responded to this need, providing over 4.8ha of local and neighbourhood parks, located less than 400m from all dwellings.

Canterbury-Bankstown Council has a recently adopted a master plan for the significant upgrade of the Salt Pan Creek Reserve, to incorporate a high quality, multi-purpose recreational space. LAHC will continue to work closely with Canterbury-Bankstown Council, as part of the delivery of this master plan for the Salt Pan Creek Reserve.

Based on the World Health Organisation (WHO) benchmark of 9m² per person, the forecast population will require around 12ha of open space. This will be achieved through existing significant open space surrounding the Study Area, along with increased and improved local open space within the proposed master plan, and contributions toward the upgrade of Salt Pan Creek Reserve located adjacent to the Study Area.

7.4.7 Education

School Infrastructure NSW (SINSW) has advised that the current and anticipated short and medium term demand can be accommodated in existing schools, however, notes that growth in student numbers will be monitored as housing is delivered in the Study Area.

LAHC will continue to work with SINSW and DoE, to consider opportunities for improvements and upgrades to Riverwood Public School.

7.5 Transport

The Transport Planning Partnership (TPPP) have prepared a Traffic and Transport Assessment to assess the impacts of the proposal, refer to **Appendix J**.

The renewal of the Study Area presents a number transport planning considerations including the capacity of existing infrastructure, along with necessary improvements or new transport infrastructure to facilitate the additional trips that will be generated by new residents, visitors and employees. An assessment of these anticipated impacts and recommended mitigation measures is provided below.

7.5.1 Existing Situation

The Study Area is well serviced by existing surrounding road network and public transport connections as outlined below.

Trains

The Study Area is located within close proximity to Riverwood train station. The closest point of the proposed development is located approximately 300m from Riverwood train station, while the furthest point is some 1,100m from Riverwood train station.

Riverwood train station is served by T8 Airport and South Line which provides frequent services between Sydney CBD, Macarthur and International and Domestic Airports. Frequency of the train services vary between 3 and 12 minutes during the peak periods, with up to seven trains per hour during the morning peak period.

2019 Station Barrier Counts collected by TfNSW indicates that a total of 8,320 people travelled to/from Riverwood Station through the day (i.e., 4,480 in and 3,980 out). A total of 2,610 entries were recorded during the morning period (6am-10am) and 2,100 exits during the afternoon period (3pm-7pm).

In addition, train load data suggests that T8 line trains travelling to Sydney CBD during the morning peak experience heavy loadings with occupancy exceeding the nominal train capacity (i.e., standing room only), even without the additional train demand associated with the proposed development.

However, the NSW Government is investing heavily in new rail infrastructure across the city, including new metro lines, as well as significant line duplication on the existing rail network. This is anticipated to release rail capacity of many lines as commuters find more efficient ways to reach their destination.

The rail network upgrades are expected to relive existing pressures in the network, as well as to support future demand and growth, including that delivered by the proposed renewal of the Study Area.

Buses

The Study Area is served by three bus routes operated by Punchbowl Bus Company. Bus stops servicing Routes 940 and 945 are located along Belmore Road near the intersections with Washington Avenue and Roosevelt Avenue. Bus stops serving Route 944 are located on Washington Avenue, Roosevelt Avenue, Kentucky Road and Union Street.

These existing bus services provide connections to Bankstown, Hurstville, Mortdale, Roselands and Campsie. Travel times to Bankstown and Hurstville are approximately 20 minutes, providing excellent connections to key employment centres. All bus services also provide links to the local shops and Riverwood station to the south.

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Active transport

Most local streets in the Study Area are generally well-serviced with pedestrian footpaths on both sides of the road, and providing connections to key destinations in the local area including Riverwood train station, the Belmore Road retail strip, Riverwood Public School and Riverwood Community Centre.

Various raised pedestrian crossings have been installed throughout and nearby the Study Area along Washington Avenue, Michigan Road, Roosevelt Avenue, Kentucky Road and Union Street. Pedestrian crossing facilities are also located every 100m to 230m along Belmore Road between Hannans Road and the town centre located on the south side of Riverwood train station.

Within the Study Area, shared on-road cycling routes along Washington Avenue and Union Street connect with the M5 Bicycle Path (extending to Narwee and Roselands) to the north and the Salt Pan Creek shared path to the west. The Study Area does not currently contain any dedicated off-road cycling paths.

7.5.2 Travel Mode

A review of travel mode share patterns indicates that top destinations for employment of employed residents living Study Area travel are Bankstown (32%), followed by Sydney CBD (10%) and Liverpool (8%).

2016 Census data reveals that majority of people who live in The Study Area drive to work including travel as a passenger (61%), followed by 30% of people travelling by train.

Table 20. Census Data 2016 – Method of Travel to Work (Employed Residents)

Main method of travel	Proportion of Employed Residents (%)	
	Riverwood SSP	Greater Sydney Region Benchmark
Car, as driver	53%	63%
Car passenger	8%	5%
Train	30%	19%
Bus	5%	7%
Walking	2%	5%
Motorbike	2%	0%
Cycling	0%	1%
Total:	100%	100%

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Table 21. Future Travel Mode Share (Year 2031 + 2036 +2041)

Mode of travel	Market		Social		Retail		Childcare Centre	
	2,889 dwellings		1,037 dwellings		3,595m ² GFA		970m ² GFA	
	%	Trips	%	Trips	%	Trips	%	Trips
Driver	39%	601	21%	108	78%	186	46%	45
Passenger	16%	246	8%	44	7%	17	46%	45
Bus	10%	157	16%	86	5%	12	1%	1
Train	22%	350	23%	121	4%	10	7%	7
Walk	13%	203	30%	155	1%	2	0%	0
Cycle	0%	0	2%	9	5%	12	0%	0
Total:	100%	1,557	100%	523	100%	239	100%	99

Table 22. Indicative Carparking

Land Use	Size	DCP Parking Rate	Parking Requirement
Market Housing (within 800m of train station)			
1 bedroom	531 units	0.6 spaces per unit	318
2 bedroom	1,380 units	0.9 spaces per unit	1,242
3 bedroom	212 units	1.4 spaces per unit	297
Visitor	2,112 units	1 spaces 5 units	424
Market Housing (outside 800m of train station)			
1 bedroom/ studio	192 units	1 space per unit	192
2 bedroom	498 units	1.2 spaces per unit	598
3 bedroom	77 units	2 spaces per unit	153
Visitor	766 units	1 space per 5 units	153
Social Housing			
Studio	104 units	0.4 spaces per unit	41
1 bedroom	415 units	0.4 spaces per unit	166
2 bedroom	466 units	0.5 per spaces per unit	233
3 bedroom	52 units	1 space per unit	52
Retail (B2 zone – Accessible Centre)	3,130m ² GFA	1 space per 22m ² GFA	142
Childcare Centre	420m ² GFA (60 place)	1 car space per 4 children and 2 additional car spaces for the exclusive use of any associated dwelling	15
Library	500m ²	1 space per 32m ² GFA (indicative)	15
Community Centre and Cultural Uses	650m ²	1 space per 32m ² GFA (indicative)	20
Total			4,062

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7.5.3 Trip Generation

The trip generation associated with the proposed development for all modes of transport is set out in Section 6 of **Appendix J**. Overall, the proposed development is estimated to generate approximately

1,104 trips (in and out) in the weekday morning peak hour and 1,277 trips (in and out) in the weekday evening peak hour when it is fully operational (Year 2041).

7.5.4 Car Parking

Car parking requirements for the proposed development have been calculated based on the rates set out in the Canterbury DCP 2012, Roads and Maritime Services (RMS) Guide to Traffic Generating Developments 2002, ADG, and the Housing SEPP. Refer to **Table 22** and Section 9.2 of the Traffic and Transport Assessment at **Appendix J**.

On-site parking for residential tenants and visitors will be accommodated within basement levels across the Study Area and on street.

Driveway access to basement parking areas and garbage collection will not be permitted along Roosevelt Avenue, Belmore Road, wherever possible.

On-street car parking will also be provided on all streets. On-street parking will be indented and will be provided in between street trees. Further guidance and management on parking and servicing facilities is provided in the proposed Riverwood Estate DCP. Refer to **Appendix B**.

7.5.5 Freight Servicing Needs

According to TfNSW Combined Higher Mass Limits and Restricted Vehicle Map, 19m B-doubles and larger vehicles are not permitted along Belmore Road. As such, trucks servicing the Study Area should be limited to vehicles smaller than 19m B-doubles.

7.5.6 Travel Demand Management Measures

As part of the Transport and Traffic Assessment, TTPP have prepared a framework for the implementation of a Green Travel Plan (GTP) outlining suggested mode share targets and travel demand management measures. At this stage TTPP recommend the following strategies and measures to promote a range of sustainable travel choices, whilst reducing the reliance on private car usage:

- Public Transport: increase public transport use of

residents and retail staff by development targeted information to increase knowledge and aware of surrounding public transport facilities. This information could be provided in community and residential building noticeboards, staff area in retail establishments, and website and/or social media account of the proposed development;

- Cycling and walking: increase cycling and walking activities of residents and retail staff by providing high quality pedestrian and cycling paths, and bicycle parking facilities in residential developments, retail establishments and community spaces. End-of-trip facilities such as change rooms and shower areas should be made available for retail staff. Regular audits/inspections of the facilities would be conducted to ensure that the facilities are accessible and working order;
- Development access and connectivity: improve active transport access and connectivity from outside and within the Precinct by developing a Transport Access Guide (TAG) to detail local walking, cycling and public transport routes. This TAG would be disseminated to new apartment tenants and retail staff and will be posted on community noticeboards and online platforms; and
- Community involvement: influence greater uptake of active transport by conducting community consultations or workshops to explore opportunities and/or constraints to increase active transport to/from and within the development. Coordination with Riverwood Public School would be organised to decrease private car use of residents travelling to and from the school.

A detailed GTP will be prepared as part of subsequent detailed design processes and is anticipated to be submitted with any SSDA. This requirement is also contained within the draft DCP at **Appendix B**.

7.5.7 Road Infrastructure Upgrades

The anticipated traffic generation, parking, servicing and access required by the proposed scale of development can be accommodated through infrastructure upgrade works at key intersections in Year 2026 and Year 2036, subject to consultation with relevant stakeholders. The proposed traffic and transport related infrastructure upgrades are outlined in **Table 23**.

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Table 23. Proposed Road Infrastructure Improvement

Location	Works required in 2031	Works required in 2041
Belmore Road - Hannans Road - Washington Avenue	<ul style="list-style-type: none"> - Option 1 (retention of the existing Belmore Road centreline) - Widen southern approach (including culvert bridge) to allow for 2 through lanes and one right turn lane - Widen northern approach to 3 lanes for 100m - Widen the eastern approach to provide additional 75m right turn lane - Turn Washington Avenue to left in, left out (priority control) - Ban right turn onto Hannans Road from Washington Avenue - Move pedestrian crossing from south of Hannans Rd to south of Washington Avenue - Option 2 (relocation of the existing Belmore Road centreline to further west) - Widen southern approach (including culvert bridge) to allow for 2 through lanes and one right turn lane - Widen northern approach to 3 lanes for 100m - Widen the eastern approach to provide additional 75m right turn lane - Turn Washington Avenue to left in, left out (priority control) - Ban right turn onto Hannans Road from Washington Avenue - Move pedestrian crossing from south of Hannans Rd to south of Washington Avenue - Realign footpath on the west side of Belmore Road 	As per 2031
Belmore Road – Roosevelt Avenue	<ul style="list-style-type: none"> - No upgrade works required by year 2031 based on the modelling results, but suggested to bring the upgrade forward as this is a gateway intersection to the Study Area 	<p>Option 1 (no right turn bay on Belmore Road)</p> <ul style="list-style-type: none"> - Upgrade to traffic signals - Ban parking on Roosevelt Avenue from Virginia Place to Belmore Road in the eastbound direction - Ban parking on Belmore Road from Truman Avenue to Washington Avenue in both directions <p>Option 2 (with right turn bay on Belmore Road)</p> <ul style="list-style-type: none"> - Widen the intersection to accommodate design vehicle's turning path - Provide a 55m right turn bay on Belmore Road southbound - Realign footpath on the west side of Belmore Road
Bonds Road – Hannans Road	<ul style="list-style-type: none"> - Ban parking on Hannans Road from Bonds Road to Mazarin Street in the eastbound direction 	As per 2031 Widen intersection to provide a 50m eastbound right turn lane and two westbound approach and departure lanes
Bonds Road – Broadarrow Road	<ul style="list-style-type: none"> - Upgrade to traffic signals - Provide right turn bays on all approaches (50m on the northern and eastern approaches, 25m on the southern and western approaches) 	As per 2031

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Location	Works required in 2031	Works required in 2041
Bonds Road – Romilly Street	<ul style="list-style-type: none"> – Upgrade to traffic signals – Square up the staggered intersections to form a cross intersection to better accommodate the design vehicle's turning path – Relocate the existing utility poles at the northern corner at the intersection – Provide right turn bays on Romilly Street, Talbot Street, and Bonds Road southern approach – Provide left turn bay on Bonds Road northern approach – Remove pedestrian refuge on Bonds Road as signalised crossing is provided further north at the intersection with Romilly Street – Provide traffic islands on Talbot Street to prevent the right turn movements into and out of Larkhill Avenue, and the right turn weaving movement from Larkhill Avenue to the right turn lane on Talbot Street 	As per 2031
Bonds Road – Forrest Road - Boundary Road	<ul style="list-style-type: none"> – Widen south-eastern approach to provide right turn lane – Widen north-western approach to provide right turn lane flare of 25m – Extend right turn bay on the south-western approach to Hugh Avenue – Extend right turn bay on the north-eastern approach by 50m 	As per 2031 Extend right turn flare on north-western approach by 50m (total 75m)
Canterbury Road – Belmore Road	<ul style="list-style-type: none"> – Extend No Stopping Zone on Belmore Road to 90m 	As per 2031 Additional 20m kerbside left turn lane on Canterbury Road east approach

7.6 Environmental Sustainability, Climate Change and Waste Management

7.6.1 Ecologically Sustainable Development

In accordance with Item 8 of the Study Requirements, an Environmental Sustainability Study (ESS) has been prepared by Mott MacDonald at **Appendix O**. This ESS has been prepared in conjunction with the master plan to provide a range of environmental sustainability initiatives which have been incorporated either within the master plan where practicable, or incorporated within the DCP (**Appendix B**) to guide, or for consideration, in future development proposals.

At a high level, this ESS has identified a range of opportunities to improve sustainability across the Study Area, including utilisation of active and passive design measures, provision for energy efficient building plant and materials, incorporation of solar/photovoltaic (PV) panels where appropriate, water sensitive urban design (WSUD) measures, waste minimisation and management measures as well as prioritising active and public transport measures to reduce reliance on private vehicle movements.

This ESS provides the following recommendations which have been considered in preparation of the master plan as well as incorporated within the DCP to guide future development within the Study Area:

- Achievement of a 5-star Green Star rating, both for Communities (v1.1) and Buildings (v1) (for development to which this applies);
- Ensure the application of NABERS for all future apartment development at the site;
- Application of BASIX to all future applicable development at the site;
- Further engagement with energy providers to review opportunities for precinct wide energy distribution; and
- Prioritisation of electrical infrastructure for all new buildings, to minimise reliance on gas and assist towards broader net zero objectives for the Study Area.

For further details please refer to the ESS at **Appendix O** and DCP at **Appendix B**.

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7.6.2 Water Cycle Management

In addition to the ESS above, a Water Quality and Stormwater Report has also been prepared by Mott MacDonald to guide sustainable water cycle management across the site, including stormwater management, flood mitigation and the incorporation of WSUD measures across the Study Area.

With regards to stormwater, a site wide concept stormwater plan has been prepared to appropriately manage stormwater. Where practicable, drainage infrastructure has been collocated within the proposed road layout or within areas of landscaping (such as bioretention basins) to improve visual amenity and sustainability outcomes across the Study Area. The following treatment train is proposed within the concept stormwater plan:

- Gross pollutant traps (GPTs) are to be used to capture larger pollutants and sediments before discharging into bioretention, local piped network and subsequent watercourses;
- Bioretention rain gardens are to be used for effective pollutant removal of finer sediments and nutrients; and
- Post-development flows are to be treated via lot-based measures with the type, size and location of treatment devices to be confirmed during the subsequent detailed design stages.

Furthermore, the proposed Riverwood Estate DCP has considered development targets to ensure sustainable water policies incorporate management of efficient water use in buildings and to minimise local issues such as flooding, drought, and water course pollution. Proposed controls include:

- Provide water efficient tapware and fixtures, rainwater harvesting and reuse to achieve BASIX requirements;
- Encourage the provision of WSUD measures across the site in the first instance to minimise or eliminate discharge of stormwater.

For further details please refer to the Water Quality and Stormwater Report at **Appendix Q** and DCP at **Appendix B**.

7.6.3 Climate Change Adaptation

In addition to sustainability and water cycle management considerations, a Climate Change Adaptation (CCA) report has also been prepared by Mott MacDonald at **Appendix P**.

Given the varied inputs and wide-ranging effects of climate change, this CCA report has sought to identify opportunities which can be incorporated within the master plan, along with recommendations and suggested controls which have been included within the DCP, including, however not limited to:

- Maximising the use of sustainable, hard wearing and energy efficient building materials and plant where possible, to improve physical durability and the life cycle of buildings whilst improving thermal performance of dwellings;
- Maximise active and passive design measures within buildings for lightening, ventilation and heating to improve thermal resilience and reduce energy consumption;
- Reduced areas of hardstand where practicable and the maximise the Use of lighter coloured materials for roads and footpaths to reduce heat absorption and mitigate the heat island effect;
- Increase tree canopy across the site, including within the public and private domain to improve amenity and mitigate the heat island effect;
- Promote WSUD measures to reduce areas of hardstand and maximise areas of landscaping across the Study Area; and
- Reduce building footprints where practicable whilst maximising landscaping and planting, including items such as green walls or green roofs to maximise greening across the Study Area.

For further details please refer to the CCA report at **Appendix P** and DCP at **Appendix B**.

7.6.4 Acoustic Assessment

An Acoustic Assessment has been prepared by Acoustic Logic and is provided at **Appendix S**. The report is based on noise logging undertaken at three locations within the Study Area at Truman Avenue, Roosevelt Avenue, and Kentucky Road (facing the M5 Motorway).

The M5 Motorway to the north of the Study Area carries high traffic volumes. Belmore Road is regional road and carries medium traffic volumes. All other roads within the Study Area including Washington Avenue, Kentucky Road, Roosevelt Avenue, Truman Avenue, Pennsylvania Road, Union Street, and Michigan Road are local roads and carry lower volumes of traffic.

As detailed within the accompanying acoustic assessment, it is anticipated that additional acoustic treatment will be required to control road traffic noise for buildings adjoining the M5 motorway and Belmore Road. It is anticipated this will be considered during further detailed design of affected buildings and as part of subsequent DA processes. Notwithstanding, the acoustic assessment provides that all development on the site is capable of complying with applicable noise intrusion requirements within the Transport and Infrastructure SEPP and the DPE's Development Near Rail Corridors and Busy Roads Interim Guidelines.

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7.6.5 Air Quality Assessment

An Air Quality Study has been prepared by AECOM (**Appendix U**) which has examined the potential for air quality impacts associated with the M5 Motorway and nearby industrial land uses.

This Air Quality Study provides that given the location of the Study Area and the master plan, further design considerations and mitigation measures are not considered to be required. The general dispersion parameters such as meteorology, terrain and surrounding land use demonstrated that due to the general wind conditions of the area blowing parallel to or away from the Study Area and the lack of any complex terrain or additional sources of pollution, the site is adequately located to minimise air quality impacts as a result of vehicle emissions.

However, as noted above, the proximity of the site to nearby busy road (such as the M5 Motorway or Belmore Road) will warrant further investigations to ameliorate any potential impacts due to emissions from the M5 Motorway as part of subsequent DA processes.

7.7 Green Infrastructure, Ecology, Urban Forest and Greening

7.7.1 Existing Green Infrastructure

In response to Study Requirement No. 9, a Green Infrastructure Study has been prepared by Clouston at **Appendix H**. The retention, provision and integration of green infrastructure has been a key focus in the preparation of the master plan, both for improved liveability and quality of life for residents as well as part of wider urban design processes and shape other key urban elements such as buildings and streets. The Study Area is well serviced by existing green infrastructure, including connections to Salt Pan Creek Reserve to the west and the M5 corridor to the north, providing strong regional green grid connections, as well as existing areas of open space within the Study Area.

At present, the Study Area accommodates approximately 1,000 trees, including many significant and mature trees that provide shade, amenity and habitat. These trees are located on both public and private spaces, including parks, streets and private backyards. Existing tree canopy coverage at Riverwood is currently 26% of the total site area, consisting of some remnant Grey Box-Forest Red Gum grassy woodland species, planted natives, and exotic vegetation.

7.7.2 Proposed Green Infrastructure

The proposed master plan is underpinned by the provision of green infrastructure, including both the retention of existing trees, improved connections to existing areas of open space as well as the provision of new areas of open space and landscaping across the Study Area.

In particular, the master plan has been developed to facilitate an overall target of 30% tree canopy coverage across the Study Area, exceeding the minimum 25% targets established by the GANSW Draft Greener Places Guide.

Whilst tree removal will be required to enable civil and road works, basement excavation and building construction, the master plan aims to retain as much existing vegetation as possible and completely avoids impacts on remnant native vegetation within the Study Area. A minimum of 50% of existing high value trees are proposed to be retained. Whilst indicative, this has been considered in the design of the master plan, which is capable of retaining in excess of 50% of high value trees on site, whilst delivering the intended yield and maintaining compliance with proposed setbacks and ADG building separation on site. These tree retention and canopy cover targets are supported by additional green infrastructure across the estate, including the provision of new open space and embellishment of existing open space across the Study Area.

7.7.3 Biodiversity

The Environment Protection Biodiversity Conservation Act 1999 (EPBC Act) legislates the provisions for the assessment of actions likely to have a significant impact on Matters of National Environmental Significance (MNES) listed under the Act. As such, in developing the proposed master plan, the EPBC Act has been considered within the context of heritage and ecological protection issues.

In this regard, and in response to the Study Requirements, a Biodiversity Development Assessment Report (BDAR) has been prepared by EcoLogical at **Appendix N**. Although a BDAR is not strictly required at the master plan stage, LAHC have sought to prepare a BDAR to better understand, avoid, mitigate and offset impacts of the proposal on biodiversity values at the earliest stage possible. As such, the master plan has been developed and since been refined to reduce impacts on planted native vegetation and completely avoid impacts on remnant native vegetation within the Study Area.

The BDAR has identified the prevalence of three (3) threatened fauna species within the study area, as well as lands outside the Study Area which may potentially be affected by the proposed works, including; the Grey-headed Flying-fox (*Pteropus poliocephalus*), Large-eared Pied Bat (*Chalinolobus dwyeri*) and the Swift Parrot (*Lathamus discolor*). One (1) remnant native Plant Community Type (PCT) was also identified to the northwest periphery of the study area and the south east corner of Kentucky Road Reserve (PCT 849: Grey Box - Forest Red Gum grassy woodland), however that much of this PCT is located outside of the Study Area and is otherwise unaffected by the proposed master plan.

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With regard to the presence of threatened fauna, it has been determined that vegetation within the site provides marginal potential foraging habitat in the form of exotic and native planted vegetation and is considered likely these species would use the site and adjacent areas on occasion for foraging purposes. Notwithstanding, given the migrating nature of these species and suitable surrounding habitats, the BDAR has determined that the master plan is not considered to result in any Serious and Irreversible Impacts (SAIL) on these (or any other) threatened ecological communities. Therefore, referral to the (Cth) Department of Environment and Energy pursuant to the EPBC Act is not required.

Subject to the undertaking of detailed design processes, the BDAR provides a number of recommendations in order to mitigate potential impacts, which will be required to be considered and addressed in any future DAs.

7.8 Utilities Servicing

Given the extent of the master plan, an assessment of existing capacity and required adjustments to utilities infrastructure has been undertaken by Mott MacDonald (Appendix R).

7.8.1 Potable Water

Consultation with Sydney Water has concluded that the existing water supply to the site will need to be upgraded based on the likely demand and existing capacity. This will require the provision of a 450mm main or equivalent to the site to support anticipated demand.

It is noted that the Wiley Park Reservoir may not have sufficient capacity to supply this increased demand. Initial discussions with Sydney Water have indicated that this is to be explored through further modelling and capital works managed by Sydney Water.

7.8.2 Sewer

The existing Bankstown submain sewer will need to be realigned under the roads to allow future development of the site. A sewer pump station for northern sewer catchment and Washington Park will also need to be provided.

7.8.3 Electricity

Consultation with Ausgrid has concluded that the existing electricity network surrounding the Study Area cannot support the load generated by the master plan. Accordingly, due to the scale of the development, three feeders will be required to service the Study Area in its entirety. Whilst a number of potential locations have been identified within the locality, the location of future feeders will be subject to further ongoing consultation with Ausgrid as part of subsequent detailed design processes.

7.8.4 Gas

Gas mains can be delivered within the Study Area, subject to commercial viability assessment by Jemena.

7.8.5 Telecommunications

NBN Co. have advised that the NBN can be provided for the future development. Mobile towers can be provided within future buildings where required.

Table 24. Utility and Servicing Updates Required

Service	Item	Proposed Stage
Electricity	Install new dual conduit from Bankstown Zone Substation	1
	Run new 11 kV feeder from Bankstown Zone Substation (First)	1
	Run new 11 kV feeder from Bankstown Zone Substation (Second)	2
	Install new dual conduit from Mortdale Zone Substation	4
	Run new 11 kV Feeder from Mortdale Zone Substation	4
Water	Construct new 375mm main to Bonds Road (Phase 1)	1
	Construct duplicate 375 mm from Bonds Rd to Canarys Rd (Phase 2)	3
Sewer	Bankstown Submain realignment	2 and 4
	Upgrade SPS0211	4
	Construct new SPS north of Washington Park	3
Telecommunications	Relocate mobile tower	2
NBN	Lead in works	1

7.9 Infrastructure

7.9.1 Local Infrastructure

The renewal of the Study Area will create a mixed community that will require new and improved local infrastructure to cater for the needs of the future population. The Study Area is well serviced by existing social infrastructure, including childcare centres, community facilities and recreational space. However, growth within the Study Area will generate the need for new and improved facilities to support renewal over the next 15-20 years.

To support the proposal and projected population growth, upgrades to local infrastructure will be required. This includes local road upgrades, new local drainage infrastructure and new social infrastructure, such as new open space and provision/upgrading of community facilities.

A range of local transport initiatives are proposed, including local street network upgrades, intersection upgrades and new and improved walking and cycling paths throughout the Study Area. The improvements include upgrades to existing walking and cycling connections, and new connections to provide better access to key regional assets such as Salt Pan Creek Reserve and the regional cycleway network.

- Local open space, including 6 new local parks;
- Contribution to upgrading community facilities;
- New walking and cycling paths;
- Local street network improvements, including new streets, connections and intersection upgrades; and
- Stormwater and drainage works.

The proposal seeks to deliver a high-quality public domain incorporating embellished and new open space. The proposed local open space network and concept designs for the local parks is outlined in the Public Domain, Place and Urban Design Report at **Appendix A**.

A Social Infrastructure Study was undertaken by Cred Consulting. The assessment identifies the open space and social infrastructure improvements required to support the projected population growth. The outcomes of the social infrastructure assessment are included in **Appendix D**. In response, the proposal incorporates over 2.4 ha of new open space, and controls that could facilitate childcare centres and community facilities. It is understood that Canterbury-Bankstown Council's preference is to collect financial contributions to upgrade existing facilities rather than the provision of new community space within the Study Area.

A transport assessment, undertaken by TTPP and provided at **Appendix J**, outlines a Movement and Place Framework for the roads within the Study Area to support future redevelopment. This includes the upgrading and provision of new roads, footpaths and cycleways that increase permeability and facilitate improved connections to the Salt Pan Creek Reserve, wider community, and services.

Mott MacDonald have prepared stormwater management strategy, identifying the proposed stormwater management and drainage infrastructure required to support future development. Three options for On Site Detention (OSD) of storm water are proposed. The optimum solution will be influenced by the implementation of the Salt Pan Creek Reserve Master Plan. LAHC will continue to work with Canterbury-Bankstown Council to determine the appropriate OSD option.

The local infrastructure will be delivered in step with the staged delivery of renewal. Due to the concept nature of the proposal, the costs, staging and timing of these works are still to be confirmed as part of future development applications. The proposed planning framework therefore includes provision to ensure the orderly development of the Study Area, refer to the draft DCP at **Appendix B**, in addition to any arrangements to be determined as part of a VPA. **Table 25** provides an outline of the local infrastructure schedules required to meet the needs of the existing and future population.

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Table 25. Local Infrastructure Schedule

Item	Description	Timing	Mechanism
New Local Open Space			
Roosevelt Park (1.01 ha)	<p>Located between Roosevelt Avenue and Truman Street.</p> <ul style="list-style-type: none"> – Civic plaza with water jets. – Kiosk/amenities building. – Neighbourhood playground. – Activity promenade with table tennis and informal seating. – Informal sport fields (street ball, volleyball court, soccer goal). – Kick around lawn. – Loop path with orchard trees. – Quiet seating nodes along perimeter path. 	Occupation trigger to be agreed	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.
Community Park (0.28ha)	<p>Located within close proximity to the Riverwood Public School.</p> <ul style="list-style-type: none"> – Shaded area for social community activities. – Garden beds. – Community orchard. – Picnic lawn. 	Occupation trigger to be agreed	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.
Community Greenway (0.52ha)	<p>Linear open space designed for children to connect local residents with the existing primary school, green infrastructure connection and provide a common place to meet and play.</p> <ul style="list-style-type: none"> – Pedestrian promenade. – Shared path. – Play pods. – Seating and gathering pods. – Planted area. – Lawn. – Orchard. 	Occupation trigger to be agreed	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.
Civic Plaza (0.35 ha)	<p>At the intersection of Roosevelt Avenue and Kentucky Road. Includes:</p> <ul style="list-style-type: none"> – Plaza for gathering and weekend markets. – Informal seating and board game tables under canopy of trees. – Activity pods. 	Occupation trigger to be agreed	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.

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Item	Description	Timing	Mechanism
Community Garden Park (0.16ha)	<p>Adjacent to the existing community garden allotments</p> <ul style="list-style-type: none"> – New pedestrian path through garden allotments. – Community lawn. – Timber seating and viewing points towards the garden allotments and Karne St reserve. 	Occupation trigger to be agreed	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.
Salt Pan View (0.08 ha)	<p>Western boundary of Kentucky Road.</p> <ul style="list-style-type: none"> – Open space with potential to provide an entry point to Salt Pan Creek Reserve (access point B on the Salt Pan Creek Reserve Master Plan). 	Occupation trigger to be agreed	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.
Community Facilities			
1,116m ² of public facility floor space (LAHC land)	Based on future population, the Study Area generates demand for 1,268m ² of public facility floor space (600m ² multi purpose community centre floor space, 518m ² of library floor space, 150m ² of cultural floor space). LAHC financial contribution to refurbish and expand existing facilities or provision of a creative arts and cultural centre of 1,116m ² .	To be determined	Financial contribution to Council/VPA.
152m ² of public facility floor space (Private land)	Based on future population, the Study Area generates demand for 1,268m ² of public facility floor space (600m ² multi purpose community centre floor space, 518m ² of library floor space, 150m ² of cultural floor space). Private financial contribution to refurbish and expand existing facilities of 152m ² .	To be determined	Financial contribution to Council/VPA.
Transport			
New roundabout in the Precinct	Provide a new roundabout at Roosevelt Avenue, Washington Avenue and Kentucky Road intersection.	To be determined as study area develops in consultation with Council.	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.

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Item	Description	Timing	Mechanism
Widening of existing roads in the Precinct	<p>Existing roads to be widened include:</p> <ul style="list-style-type: none"> – Roosevelt Avenue (to 30 m wide) – 2.1m footpaths and 1.4m cycleways on both sides of the street and a 6m planted median with WSUD swale; 4.6m indented parking and planting areas; 3.3m travel lane in each direction. – Kentucky Road (to 20 m wide) – 2.3m street planting on both sides of the street; 2m shared path on both sides of the street. – Union Street. – Truman Avenue. – North-south road between Roosevelt and Truman (unnamed) to 15.7m wide. – East-west road between Union and Kentucky (unnamed) to 15.7m wide. 	To be determined as study area develops in consultation with Council.	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.
Provision of new roads in the Precinct	<p>New roads include:</p> <ul style="list-style-type: none"> – Two new connections between Washington Avenue and Roosevelt Avenue. – An extension of Truman Avenue westward through to Union Street. – Several new north-south streets which connect the extended Truman Avenue to the Community Greenway and to Roosevelt Avenue. – A north-south laneway (12m wide) between the two sections of Kentucky Road with a 3m wide planting and seating verge on both sides of street and a 6m shared laneway for vehicles and pedestrians. – An extension of the laneway running south, through to Killara Avenue towards the Riverwood town centre and station. 	To be determined as study area develops in consultation with Council.	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.
Cycling in the Precinct	Provision of dedicated off-road and shared paths along existing and new streets to improve connectivity and promote walking/cycling.	To be determined as study area develops in consultation with Council.	Arrangement for the proposed upgrades and dedication to Council to form part of VPA.

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Item	Description	Timing	Mechanism
Public Domain and Stormwater			
OSD and water quality	<p>Option 1</p> <ul style="list-style-type: none"> Regional Bioretention/ Raingarden located in Regional Detention Basin (RDB) of 1,300m² (for the Study Area) as identified in Salt Pan Creek Reserve Master Plan with potential to incorporate Salt Pan Creek Reserve when comes online. <p>Option 2</p> <ul style="list-style-type: none"> Interim scenario would locate biofiltration areas outside the footprint of the playing field. The potential future reconfiguration as wetland providing the full benefit to Salt Pan Creek Reserve Master Plan could follow when the full Salt Pan Creek Reserve Master Plan is implemented. <p>Option 3</p> <ul style="list-style-type: none"> On lot treatment for all stages that would not require Kentucky Road Reserve. 	As the study area develops and in consultation with Council.	Arrangements for the proposed upgrades and dedication to Council to form part of VPA.
Utilities – Lead In Infrastructure			
Water			
Upgrade water supply to the site – Phase 1	Construct new 375mm main connecting to the existing 450mm main on Bonds Road to the site boundary. Length 1.3km.	0-700 dwellings development yield	Service provider/ developer
Upgrade water supply to the site – Phase 2	Construct duplicate 375mm main from Bonds Road to Canarys Road.	1700-2700 dwellings	Service provider/ developer
Sewer			
Sub main	Realignment of the submain through the precinct according to new road layout - 1,524mm pipe or 1,500mm x 1,500mm box culvert.	The Bankstown Submain re-alignment is based on location	Service provider/ developer
Pumping Station	New sewer pumping station North Washington Park and associated rising main	1700-2700 dwellings development yield	Service provider/ developer
Pumping Station	Upgrade SPS 0211	2700-3900 dwellings development yield	Service provider/ developer
Pumping Station	Upgrade SPS0182	2700-3900 dwellings development yield	Service provider/ developer

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Item	Description	Timing	Mechanism
Electricity			
Conduits and Feeder Cables	Two 11kV conduits and pull one 11kV feeder from Bankstown ZS	0-700 dwellings development yield	Service provider/ developer
Conduits and Feeder Cables	Pull second cable from Bankstown ZS	700-1700 dwellings development yield	Service provider/ developer
Conduits and Feeder Cables	Two new conduits and pull first 11kv from Mortdale ZS	1700-2700 dwellings development yield	Service provider/ developer
Conduits and Feeder Cables	Potential second cable from Mortdale ZS	2700-3900 dwellings development yield	Service provider/ developer
Utilities – Reticulation Costs			
Water		As Study Area develops	Service provider/ developer
Waste Water		As Study Area develops	Service provider/ developer
Electricity		As Study Area develops	Service provider/ developer
Gas		As Study Area develops	Service provider/ developer
Telecommunications		As Study Area develops	Service provider/ developer
Stormwater		As Study Area develops	Service provider/ developer

7.9.2 Regional Measures

The renewal of the Study Area has the potential to be an important catalyst for improvements to Salt Pan Creek Reserve, providing significant contributions towards the embellishment of Salt Pan Creek Reserve.

Canterbury-Bankstown Council's existing Local Contributions Plan, includes a levy towards the upgrade of Salt Pan Creek Reserve, a regional open space asset, adjacent to the Study Area. As part of the future renewal of the Study Area, local contributions will be applied to future DAs within the Study Area.

SINSW has advised that the current and anticipated short and medium term demand can be accommodated in existing schools, however, notes that growth in student numbers will be monitored as housing is delivered in the Study Area.

SINSW ensures that all local students can not only be accommodated in their local schools, but that school assets are fit for purpose for student and community needs. This includes the provision of maintenance and renewal works where required, as well as seeking opportunities to share school assets for community benefit. SINSW will continue to work with LAHC to determine the needs of the Riverwood community to ensure the existing schools are fit for purpose.

The transport assessment at **Appendix J** incorporates a transport action plan that recommends upgrades to State and Regional Roads to support renewal of the Study Area. This includes two options for Belmore Road/Hannans Road/ Washington Avenue and Belmore Road/Roosevelt Avenue, in addition to identifying proposed upgrades to 5 road junctions based on additional demand generated by both development of the Study Area and background increased over time.

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Table 26 provides an outline of the State and regional infrastructure schedule required to meet the needs of the existing and future population.

Table 26. Regional Infrastructure Schedule

Item	Description	LAHC Mechanism	Private Mechanism
Transport infrastructure improvements outside of precinct			
Belmore Road–Hannans Road–Washington Avenue (Option 1: retention of the existing Belmore Road centreline)	Works required by 2031 (based on indicative program): <ul style="list-style-type: none"> – Widen southern approach (including culvert bridge) to allow for 2 through lanes and one right turn lane. – Widen northern approach to 3 lanes for 100m. – Widen the eastern approach to provide additional 75m right turn lane. – Turn Washington Avenue to left in, left out (priority control). – Ban right turn onto Hannans Road from Washington Avenue. – Move pedestrian crossing from south of Hannans Rd to south of Washington Avenue. 	Regional Infrastructure Contribution (RIC)	RIC
Belmore Road–Hannans Road–Washington Avenue (Option 2: relocation of the existing Belmore Road centreline to further west)	Works required by 2031 (based on indicative program): <ul style="list-style-type: none"> – Widen southern approach (including culvert bridge) to allow for 2 through lanes and one right turn lane. – Widen northern approach to 3 lanes for 100m. – Widen the eastern approach to provide additional 75m right turn lane. – Turn Washington Avenue to left in, left out (priority control). – Ban right turn onto Hannans Road from Washington Avenue. – Move pedestrian crossing from south of Hannans Rd to south of Washington Avenue. – Realign footpath on the west side of Belmore Road. 	RIC	RIC
Belmore Road–Roosevelt Avenue (Option 1: no right turn bay on Belmore Road)	Works required by 2041 (based on indicative program): <ul style="list-style-type: none"> – Upgrade to traffic signals. – Ban parking on Roosevelt Avenue from Washington Avenue to Belmore Road in the eastbound direction. – Ban parking on Belmore Road from Truman Avenue to Washington Avenue in both directions. 	RIC	RIC
Belmore Road–Roosevelt Avenue (Option 2: with right turn bay on Belmore Road)	Works required by 2041 (based on indicative program): <ul style="list-style-type: none"> – Widen the intersection to accommodate design vehicle's turning path. – Provide a 55m right turn bay on Belmore Road southbound. – Realign footpath on the west side of Belmore Road. 	RIC	RIC
Bonds Road–Hannans Road	Works required by 2031 (based on indicative program): <ul style="list-style-type: none"> – Ban parking on Hannans Road from Bonds Road to Mazarin Street in the eastbound direction. Works required by 2041: <ul style="list-style-type: none"> – Widen intersection to provide a 50m eastbound right turn lane and two westbound approach and departure lanes. 	RIC	RIC

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Item	Description	LAHC Mechanism	Private Mechanism
Bonds Road– Broadarrow Road	Works required by 2031 (based on indicative program): <ul style="list-style-type: none"> – Upgrade to traffic signals. – Provide right turn bays on all approaches (50m on the northern and eastern approaches, 25m on the southern and western approaches). 	RIC	RIC
Bonds Road– Romilly Street	Works required by 2031 (based on indicative program): <ul style="list-style-type: none"> – Upgrade to traffic signals. – Square up the staggered intersections to form a cross intersection to better accommodate the design vehicle's turning path – Relocate the existing utility poles at the northern corner at the intersection. – Provide right turn bays on Romilly Street, Talbot Street, and Bonds Road southern approach. – Provide left turn bay on Bonds Road northern approach. – Remove pedestrian refuge on Bonds Road as signalised crossing is provided further north at the intersection with Romilly Street. – Provide traffic islands on Talbot Street to prevent the right turn movements into and out of Larkhill Avenue, and the right turn weaving movement from Larkhill Avenue to the right turn lane on Talbot Street. 	RIC	RIC
Bonds Road–Forest Road–Boundary Road	Works required by 2031 (based on indicative program): <ul style="list-style-type: none"> – Widen south-eastern approach to provide right turn lane. – Widen north-western approach to provide right turn lane flare of 25m. – Ban parking on Bonds Road for 270m prior to Forest Road. – Extend right turn bay on the south-western approach to Hugh Avenue. – Extend right turn bay on the north-eastern approach by 50m. <p>Works required by 2041:</p> <ul style="list-style-type: none"> – Extend right turn flare on north-western approach by 50m (total 75m). 	RIC	RIC
Canterbury Road– Belmore Road	Works required by 2041 (based on indicative program): <ul style="list-style-type: none"> – Extend No Stopping Zone on Belmore Road to 90m. – Additional 20m kerbside left turn lane on Canterbury Road east approach. 	RIC	RIC
Cycle Network	Provision to enable connection to the broader cycle network.	RIC	RIC

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7.9.3 Funding Arrangements

The Canterbury Council Development Contributions Plan 2013 applies to development in the Study Area. Future development will be subject to Section 7.11 levies in accordance with the plan, including levies towards the Salt Pan Creek Reserve.

The proposed redevelopment of the Riverwood Study Area will provide most of the infrastructure required within the site to support the incoming population as such it is proposed to enter into a planning agreement with Canterbury-Bankstown Council to provide for a new and improved road network, open space network, trunk drainage and provision for offsite community facilities. With the exception of the community facility contribution most of this will be provided as a works in kind contribution to Council.

Land proposed to be dedicated as part of the future public domain, including new streets and open space is identified in **Figure 20** and is intended to be detailed in the VPA.

A small amount of road widening is proposed on private land in Stage 5, it is anticipated that this will be dedicated to Council when/if this area is developed and this is outside of the scope of the proposed planning agreement between LAHC and Council.

With regard to impacts on the regional road network LAHC is aware of the proposed implementation of a Regional Infrastructure Contribution (RIC). The RIC will collect contributions from development to help fund State and regional infrastructure such as transport infrastructure, State or Regional roads etc. as such the RIC provides a mechanism to offset any impact on State infrastructure arising from the proposal.

7.9.4 Ownership and Ongoing Maintenance Arrangements

It is intended that new open space, new roads, drainage facilities and any community facilities will be dedicated to Canterbury-Bankstown Council. The master plan will deliver a high-quality public domain, a new central open space and community facilities, for the use and enjoyment of the broader Riverwood community, not just residents of the future development.

The ownership, management, and ongoing maintenance arrangements for the proposed local infrastructure, including proposed public open space and any new community facilities will be subject to negotiation between LAHC and Canterbury-Bankstown Council, and will be detailed in the proposed VPA. It is anticipated that land zoned as public recreation will be transferred into the ownership of Council and will be managed in accordance with a plan of management prepared in accordance with the Local Government Act 1993.

7.10 Economic Feasibility

A Demographics and Retail Study has been prepared by SGS Economics and Planning (SGS) (**Appendix E**) which assesses the demand for retail within the Study Area to service the needs of the anticipated future population.

7.10.1 Existing Retail Supply

The Study Area is located within a local retail market which comprises the suburbs of Riverwood, Narwee, and portions of Punchbowl and Peakhurst. The local retail market is constrained by geographic boundaries including the M5 Motorway to the north, the East Hills railway line to the south and Salt Pan Creek to the west. Within this local market the key retail centres include the Riverwood local centre (500m to the south) and the local centre at Narwee (1km to the east).

The current total of retail floor space in the suburb of Riverwood is approximately 16,200m². Riverwood is calculated to have a shortfall of retail floor space, approximately 5,744m², with 3,036m² being in the supermarket category.

However, not all retail expenditure from residents within the local area is captured in the centres at Riverwood and Narwee. Nearby larger centres at Roselands, Bankstown and Hurstville serve the higher order retail needs of residents, providing department stores, discount department stores and a variety of specialised mini-major supermarkets.

SGS have undertaken an opportunities and constraints analysis for the Study Area and provided the following recommendations to inform the retail strategy, which has been considered in development of the proposed master plan:

- The scale of retail on site should be small, convenient and high amenity, to distinguish it from the main street offers in the area;
- Retail should focus on local convenience food and hospitality services; and
- Visibility and frontage to Belmore Road is recommended to attract transient trade and support turnover above what residents will generate.

7.10.2 Future Retail Needs

Additional demand driven by approximately 7,500 additional residents would absorb the existing retail floor space capacity and justify additional retail floor space within the Study Area.

SGS have established that around 1,000m² of retail floor space could be provided in the earlier stages of the development without creating an oversupply in the local market. By 2031 and beyond, renewal of the Study Area

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will drive demand for further retail floor space to service the needs of the population and is able to be delivered as the master plan.

The retail mix should focus on local convenience food and hospitality, with good accessibility and visibility from Belmore Road. By the early 2030s, additional retail in the local market will be needed to service local demand, with demand for nearly 9,000m² of additional floor space within the local market by 2041.

A large component of this additional floorspace is likely to be provided through renewal within the Riverwood town centre; however, there will demand for local retail within the Study Area to support the future population.

The master plan provides sufficient floor space to meet the retail needs generated by the future population. Opportunities for ground floor retail uses are identified along Belmore Road and adjacent to the future Roosevelt Park, with potential for a future supermarket, cafes and local services. The master plan provides for up to 4,800m² of non-residential floorspace, with capacity for additional floorspace if required to meet future demand. This is also reflected by the proposed APU to enable a Neighbourhood Supermarket at the northern corner of Belmore Road and Roosevelt Avenue to cater for this anticipated future demand.

The proposed retail strategy aims to create a vibrant and liveable community, with local shops and cafés within walking distance of people's homes. However, this is balanced with the need to support existing local retail shops within Riverwood. Therefore, the proposed retail strategy will focus future retail along Belmore Road, ensuring future retail acts as a congruous extension to the Riverwood centre, and does not result in the creation of a secondary local centre within the site, nor result in the fragmentation of retail offerings within the locality.

7.11 Geotechnical and Contamination

7.11.1 Geotechnical

The Study Requirements require a geotechnical assessment of local soil, outlining its suitability for the proposed uses with respect to erosion, salinity and acid sulphate soils. A Geotechnical investigation has been undertaken by AECOM and is provided at **Appendix U**. This investigation has been prepared for the broader Study Area and details the suitability of geotechnical conditions to accommodate the master plan.

Soils within the Study Area are predominantly classified as Acid Sulfate Soil Class 5 (indicating no known risk of Acid Sulfate Soils). A small portion of the Study Area along

the western boundary, appears to fall within Soil Class 2. It is noted that Soil Class 2 indicates that works below natural ground surface or works which may lower the water table present an environmental risk. However, the extent of proposed residential development does not extend to this area, which is to be used for landscaping and public domain works only.

Based on the available geotechnical information, delivery of the master plan is considered feasible from a geotechnical perspective. The proposed layout presents a low risk within the locality and to surrounding structures, provided that appropriate additional site investigations, design assessments and construction monitoring are carried out as part of subsequent detailed design processes.

7.11.2 Contamination

A Preliminary Site Investigation has been prepared by AECOM (**Appendix V**) to evaluate the contamination status of the Study Area. This investigation found that there are areas of potential contamination across the site, however than these can be addressed through standard remediation and management techniques during the subsequent phases of development. This investigation has identified a number of contaminants of potential concern (CoPC) relating to current and historical activities in and surrounding the Study Area including, however not limited to asbestos; heavy metals (including lead), landfill gases; petroleum hydrocarbons; polycyclic aromatic hydrocarbons; and some volatile organic carbons.

Potential asbestos impacts have been classified as high risk and are the key constraint for the Study Area. In accordance with Clause 4.6 of the Resilience and Hazards SEPP, the remediation of asbestos impacted soils may be required to make the land suitable for continued residential and recreational land uses. However, this is subject to further detailed assessment as part of detailed design processes.

Additionally, given the proximity of the Study Area to the landfill, there is potential for landfill gas to migrate onto the Study Area. This would be an issue where the potential for accumulation exists such as in the basement of apartment buildings. Whilst historical landfill gas monitoring results were low; it is recommended that screening for the presence of landfill gas occurs as part of any detailed site investigations which will be undertaken as part of subsequent detailed design processes and of future DAs within the Study Area.

It is noted that the Resilience and Hazards SEPP (through the former SEPP 55) previously included considerations relating to planning proposals and the rezoning of land, however that these provisions were repealed in April 2020 (although objective 4.1(2) above remains). These

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considerations were subsequently incorporated within the Ministerial Directions, issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the EP&A Act, which were concurrently updated in April 2020 to include matters relating to contamination (noting these have since been updated further as of March 2022).

This approach is consistent with Ministerial Direction 4.4, relating to remediation of contamination land, where the planning proposal authority is to obtain and have regard to a report specifying the findings of a (Stage 1) preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines. In accordance with this direction, further detailed (Stage 2) site investigations will be undertaken as part of subsequent detailed design processes. Overall, it is considered that there is nothing that would preclude the undertaking of the master plan and the investigation provides that the site can be made suitable for the proposed use of the land in accordance with the requirements of the Resilience and Hazards SEPP.

7.12 Water Quality and Stormwater

Part of the Study Area (including Kentucky Reserve) is identified as being located within a flood planning area pursuant to Clause 6.3 of the Canterbury LEP 2012. Additionally, land immediately adjacent to the site, including Salt Pan Creek, Salt Pan Creek Reserve and Karne Street Reserve are also identified as being within a flood planning area, whilst Council's flood modelling indicates that several properties to the north of the site, adjacent to Karne Street Reserve, are also subject to flooding.

In this regard, a Water Quality and Stormwater Report has been prepared by Mott Macdonald at **Appendix Q**. This report outlines broader stormwater management across the site, as well as identification of flood mitigation measures to facilitate delivery of the master plan.

7.12.1 Stormwater Management

Although the Study Area is affected partially by flooding, the proposal represents an opportunity to provide a new road network and site-specific stormwater solutions which will improve flooding and stormwater management across the Study Area.

At this early stage, these are strategic interventions to manage the stormwater and flooding. Subsequent detailed design stages for stormwater infrastructure, roads, open spaces, and individual buildings will provide details of how these strategic interventions have been delivered. Importantly, given that the proposal anticipates the significant renewal of the site, the proposal represents an opportunity to provide a site-wide solution to stormwater management.

A high-level model has been prepared by Mott Macdonald within the Water Quality and Stormwater Report which identifies that the proposed stormwater network will meet Council's requirements and be capable of effectively managing stormwater. Given the location of the Study Area, the proposal has also incorporated Water Sensitive Urban Design (WSUD) measures to improve water quality in local waterways. This has been undertaken through MUSIC modelling and includes provision for GPTs and various detention basins (including bio-retention raingardens in the regional detention basin). It is anticipated that further site-specific measures will be developed as part of subsequent detailed design processes.

A site-specific DRAINS model has been prepared which identifies a new street network to be delivered as part of the site's renewal. This model considers the potential locations detention basins (including within Kentucky Road Reserve) and indicative regional stormwater facilities. A number of options are proposed that will require negotiation with Canterbury-Bankstown Council to determine the optimum solution in tandem with the delivery of the Salt Pan Creek Reserve Master Plan.

7.12.2 Flooding

The Water Quality and Stormwater Report undertakes a preliminary assessment of flooding and identifies that the site is partially affected by overland flow paths during both the 1% AEP and PMF events. Flooding impacts are generally limited to overland flow paths within the site (from Salt Pan Creek and Bell Street Branch).

The report identifies that the site is generally outside of mainstream flooding and that overland flow paths can be effectively managed through the proposed reconfiguration of street networks and provision of open space areas. Critically, the proposed building envelopes are generally located outside of the flood plain. When considering a worst-case scenario, being that the full floodplain present on the site will be built out, this will only result in an increase in flood levels of 11mm, which is considered negligible given that Council's flood level modelling is limited to 100m intervals.

To minimise the risk of injury to people and damage to private and public property, the DCP proposes that the flood Planning Level be set at 0.5 m above the 15 percent climate change level as opposed to the traditional flood planning level set at 0.5 m above the 100-year event.

Overall, it is considered that the master plan is appropriate for the site with regards to stormwater and flooding, noting that more specific infrastructure requirements for individual buildings will be developed as part of subsequent detailed design processes.



8 Conclusion

Conclusion



This Planning Report has been prepared by Architectus on behalf of NSW Land and Housing Corporation, in support of new planning framework for the Riverwood Estate State Significant Precinct (Study Area).

The Study Area contains large areas of government owned land and it is of state importance in achieving key government policy objectives.

The Minister for Planning has declared the Study Area as a State Significant Precinct, paving the way for the state-led master planning of the site and building upon the significant work undertaken to date. The proposed development reflects this state-significant designation, by providing a planning framework that enables the renewal of existing key social housing assets, whilst delivering improved social housing and amenity outcomes as part of a mixed community.

In line with this declaration, Study Requirements for the project have been issued by the Department of Planning and Environment. The Study Requirements outlined the need for a comprehensive study to investigate the potential for the renewal of housing in the Study Area, while delivering a greater mix of land uses including social and private housing, and new local infrastructure including new parks and additional community facilities.

The project objectives are to create a liveable integrated residential community, which delivers quality homes, revitalised public open spaces and improved access to community facilities, creating a strong sense of place

and belonging in a new, clean, safe and welcoming environment. Riverwood is located close to public transport, providing access to Bankstown and Hurstville. The site is also located within close proximity of the M5 Motorway and is within ten minutes' walk of Riverwood train station and local shopping facilities.

The report supports a proposed amendment to the Canterbury LEP 2012 (and Draft Consolidated Canterbury-Bankstown LEP once adopted) and State Environmental Planning Policy (Planning Systems) 2021 and introduces a site-specific DCP for the Riverwood Estate State Significant Precinct. To facilitate the renewal of the Study Area, the following amendments are proposed:

- Rezoning the Study Area to R4 High Density Residential, RE1 Public Recreation and B2 Local Centre. Land currently zoned R3 Medium Density is proposed to be rezoned to R4 High Density, land along Belmore Road is proposed to be zoned B2 Local Centre, and new parks are proposed to be zoned RE1 Public Recreation. The existing R4 High Density Residential zone will be retained across most of the Study Area.
- Maximum height controls, ranging from 12m (3 storeys) up to 41m (12 storeys) on identified sites. Heights are reduced to the north-west and the south to transition to surrounding lower scale development and Salt Pan Creek Reserve.

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- Maximum Floor Space Ratio (FSR) controls, ranging from 0.9:1 to 2.5:1. The proposed FSR controls encourage regeneration and investment and ensure a balance between a high-quality built form, the capacity of infrastructure and financially viable development.
- Removal of minimum lot size controls across the Study Area.
- Provision for an active street frontage on certain land along Belmore Road.
- Reclassifying parcels of community land to operational land. The Study Area contains parcels of community land that need to be reclassified to facilitate the development of a new high-quality public domain, including new parks and streets.
- Provision for an Additional Permitted Use (APU) on land identified as 'APU 25' to enable residential flat buildings, with a minimum non-residential floor space within the B2 Local Centre zone.
- Provision for an APU located on land identified as 'APU 26' to allow:
 - A neighbourhood supermarket as a permitted use, with a maximum floor area of 1,000m²;
 - Neighbourhood shops as a permitted use, with a maximum floor area of 250m²;
 - Food and drink premises including cafes and restaurants as a permitted use.
- Provision for an APU located land identified as 'APU 27' to allow:
 - Neighbourhood shops, as a permitted use with a maximum floor area of up to 250m²; and
 - Food and drink premises including cafes and restaurants as a permitted use.

The proposal adequately addresses the Study Requirements and has been informed by ongoing community engagement, and consultation with local service providers, local councils, and state government agencies. The proposal is a balanced, well-designed approach that will deliver increased social housing, and increased housing supply in a highly accessible location.

This application is consistent with the state-significance of the precinct, as it is of regional importance to achieve Government policy objectives relating to housing delivery. The master plan that has informed the proposed planning framework is considered to be an appropriate and high quality design response that will achieve NSW Land and Housing Corporation's vision for the site to transform the existing social housing estate into a modern mixed community of social and private homes supported by new infrastructure within close proximity to transport, employment and education.

It is recommended that the proposal proceed to exhibition to provide the opportunity for further community input and feedback.

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