



**Stage 1 Riverwood Estate
Development Control
Plan 2023**

Part X

Section X

17 November 2023

Draft Issue D



Stage 1 Riverwood Estate Site Specific Development Control Plan (DCP)

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1. Introduction

1.1 Name of this Plan

This Plan is known as the Stage 1 Riverwood Estate Development Control Plan 2023 (DCP).

1.2 Purpose of this Chapter

The purpose of this DCP is to provide detailed controls to guide the first stage of development at the Riverwood Estate.

1.3 Land to which this DCP Applies

This section of the DCP applies to part of the land within the Riverwood Estate, as outlined in blue and illustrated in Figure 1.

The proposed first stage of development is located to the north east of the Riverwood Estate bound by Washington Avenue to the north, Belmore Road North to the east, and Roosevelt Avenue to the south. The revised site boundary results in a total area of 16,265m²



Figure 1 The site (outlined in blue) within the Riverwood Estate (outlined in red)

1.4 Relationship to other planning instruments and development control plans

This DCP is for the purposes of Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This DCP adopts the provisions of the Canterbury Bankstown DCP 2023 (DCP 2023) in accordance with 3.43(3) of the EP&A Act.

This DCP is to be read in conjunction with the provisions and requirements of:

- The Canterbury Bankstown Local Environmental Plan 2023 (LEP 2023); and
- Any other relevant policy adopted by Canterbury Bankstown Council.

References in this DCP to the LEP 2023 or DCP 2023 are also references to any replacement of those plans.

If there is an inconsistency between this DCP and the provisions of the DCP 2023, this DCP prevails to the extent of the inconsistency.

In this DCP, 'Consent Authority' means Canterbury Bankstown Council in its capacity under the *Environmental Planning and Assessment Act 1979*, or the Canterbury Bankstown Local Planning Panel (CBLPP), and 'Council' means Canterbury Bankstown Council in its capacities outside the *Environmental Planning and Assessment Act 1979*, such as a landowner or authority under the *Local Government Act 1993*, or similar.

2. Vision and Character

This section of the DCP describes the vision and objectives relating to the overall layout and character of the future development of the site.

2.1 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 Riverwood Estate 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.

2.2 Project Objectives

The redevelopment of the site is to be in accordance with the following project objectives:

- To deliver the sustainable renewal of the Riverwood Estate, transforming it into a more safe, attractive, and connected neighbourhood with a strong connection to its past.
- To increase housing supply, diversity, and affordability in a mixed tenure development that meets the needs of current and future residents.
- To integrate development with the natural environment, surrounding neighbourhood and Riverwood centre.
- To provide a high-quality public domain where it is enjoyable to move around the precinct, play and relax.
- To provide welcoming community spaces and facilities that support people to connect with others.
- 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.

3. Structure Plan and Built Form

3.1 Structure Plan, Street and Block Layout

Objectives

- O1** The structure plan provided provides the broader framework for the first stage of development of the Riverwood Estate, including however not limited to, the proposed road network, the location of buildings, areas of open space, through site links, infrastructure upgrades and key connections to surrounding areas.
- O2** To retain part of the existing street network and street trees, wherever possible.
- O3** To enhance the street network to ensure high amenity, safety, urban greening, and permeability for all users.
- O4** To ensure new streets are accessible and footpaths will be important to support opportunities for walking for older people and people with a disability.
- O5** To create a residential neighbourhood with opportunity for retail uses to support the future population of the site.
- O6** To ensure a mix of dwelling types are provided, and that housing is flexible, encourages diversity, and caters for the needs of the existing and future resident population.
- O7** To enable non-residential uses that meet the needs of local residents.

Controls

- C1** All development is to be generally in accordance with the structure plan at Figure 2 and indicative land use plan at Figure 3 below and the relevant provisions contained within this DCP.
- C2** New streets are to be dedicated to Council.
- C3** A through site link is to be provided between Belmore Road and Virginia Place in accordance with Figure 4, and is to:
 - Be open to the sky.
 - Be accessible to pedestrians 24 hours a day.
 - Be designed to be accessible for people of all abilities.
 - Be designed to ensure pedestrian safety through the limiting of vehicular access (other than temporary maintenance or emergency vehicles).
 - Provide a safe environment, including appropriate lighting and clear straight sightlines.
 - Provide a legible, unobstructed pedestrian footway for their entire length without fencing or gates that restrict pedestrian access.



Figure 2 Structure plan



Figure 3 Indicative land use plan

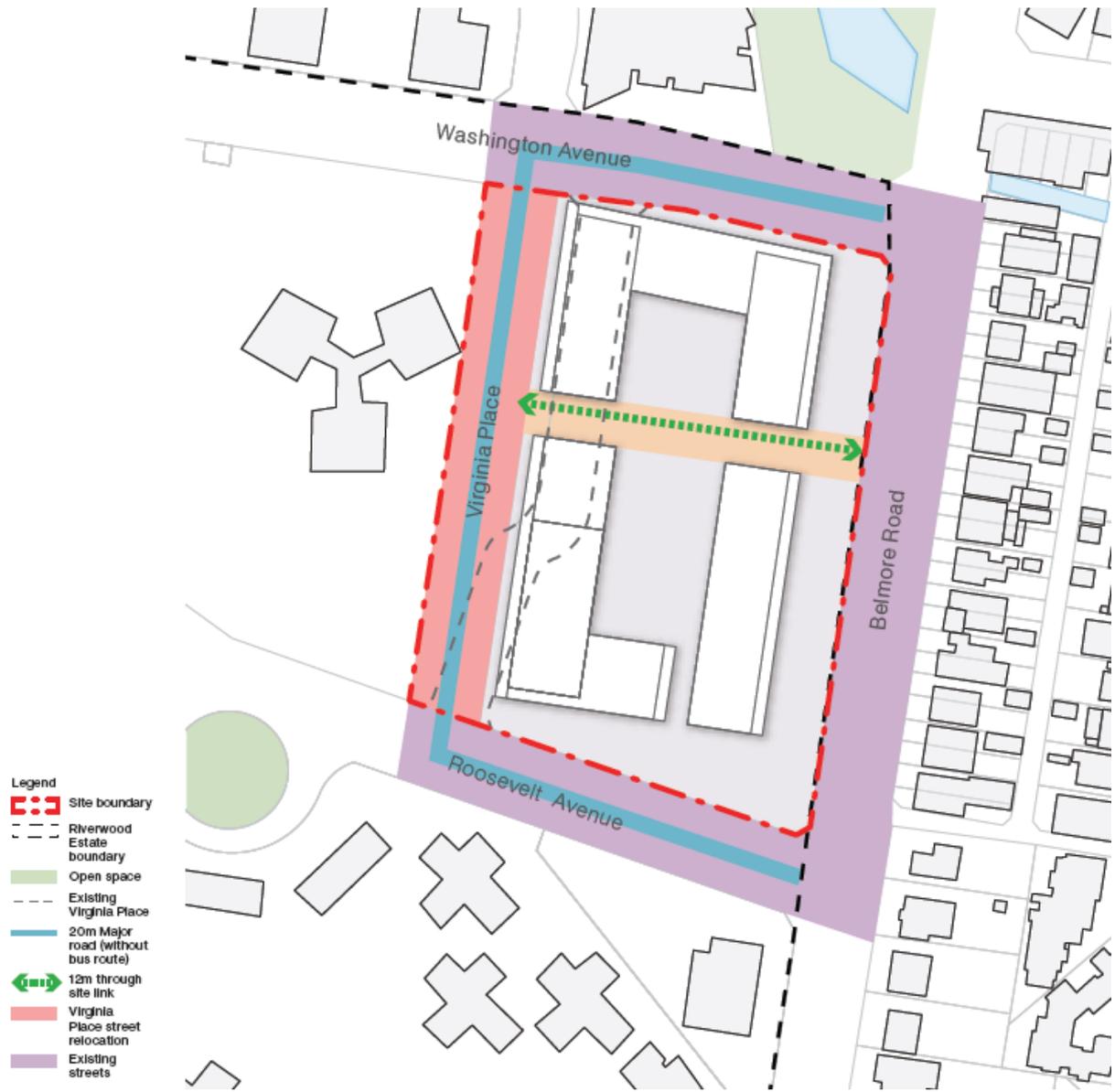


Figure 4 Street connections plan

3.2 Height

Objectives

O1 To provide a range of building heights whilst maintaining a high level of residential amenity and solar access.

Controls

C1 Building heights must not exceed the maximum height in storeys as shown in Figure 5.



Figure 5 Maximum building heights

3.3 Setbacks and Street Wall Heights

Objectives

- O1** To define the street edge and provide definition between the public domain and private open space.
- O2** To provide opportunities for deep soil, front gardens and landscaping.
- O3** To ensure buildings are appropriately set back to achieve a suitable built form transition and maintain amenity to adjoining residential development.

Controls

- C1** Minimum setbacks are to be provided in accordance with Figure 6.
- C2** To Belmore Road, a minimum setback of 15m is required up to 6 storeys. Any building component that is above 6 storeys is to be setback a further 3m. The maximum height of any street wall shall not exceed 6 storeys.
- C3** To Washington Avenue, a minimum setback of 3m is required up to 6 storeys. Any building component above 6 storeys is to be setback a further 3m. The maximum height of any street wall shall not exceed 6 storeys.
- C4** To Virginia Place, a minimum setback of 3m is required up to 4 storeys. Any building component that is above 4 storeys is to be setback a further 3m. The maximum height of any street wall shall not exceed 4 storeys.
- C5** To Roosevelt Avenue, minimum setbacks for buildings up to 6 storeys are to be provided in accordance with Figure 6. Any building component above 6 storeys is to be setback a further 3m. The maximum height of any street wall shall not exceed 6 storeys.
- C6** Where height controls allow, any building above 8 storeys should be limited to a single tower form only (this is to prevent the provision of multiple tall building elements).
- C7** Any building component that is above 8 storeys high should:
 - Be of a slender form to reduce visual impacts where the size of any floor plate above 8 storeys must not exceed 750 square metres Gross Floor Area (GFA).
 - Have a maximum building length of no greater than 50m.
 - Be setback by a minimum of 3 metres above the podium level.
 - Be aligned north-south to maximise solar access to the public domain.



Figure 6 Minimum building setbacks

3.4 Building Design

Objectives

- O1** To provide high quality architecture and contribute positively to the streetscape.
- O2** To enhance the amenity of occupants in buildings in terms of daylight, outlook, view sharing, ventilation, wind mitigation, and privacy.

Controls

- C1** Buildings are to be designed to face the street, and to enhance the public domain through building entrances, active uses at ground level, good quality finishes and well resolved architectural design.
- C2** Regular buildings breaks (at the full height of the building) are to be provided for all buildings along the street frontage to encourage visual permeability and to provide a visual connection to any private courtyard.
- C3** Building facades shall be articulated if the wall has a continuous length of over 60m.
- C4** Building façades are to be articulated into smaller elements or distinctive treatments, at a scale or grain that reflects:
 - Different uses and/or components of the building.
 - Two storey maisonette typology.
 - The residential entries and/or lobby.
 - The ground floor, lower floors, top floor, and roof.
- C5** Blank solid walls at ground level, facing the street and public domain are to be avoided.
- C6** Ensure social housing is designed to be indistinguishable from other forms of housing.
- C7** Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.
- C8** Balconies, sun shading devices and architectural features below the street frontage height may extend up to 1 metre beyond the primary building setback. Architectural features which extend beyond the primary building setback are limited to a maximum of 65% of the length of the elevation at any floor level (measured parallel to the street frontage).
- C9** Residential entries and lobbies are to be clearly visible, unobstructed, and easily identifiable from the street and public domain.

3.5 Landscaping

Objectives

- O1** To prioritise tree retention to ensure significant trees are retained and conserved as much as possible.
- O2** To contribute to the overall 30 per cent tree canopy target, and ensure sufficient deep soil is provided to support healthy growth of mature trees.

Controls

- C1** Landscape design and minimum landscaped areas are to be provided in accordance with the relevant provisions of the DCP 2023.
- C2** Deep soil targets are to be provided in accordance with the Apartment Design Guide (ADG).
- C3** Where site conditions allow, deep soil areas should be consolidated to one location on site for effective planting, derived from local parent geology, unobstructed by structures and services and connected to the local groundwater to assist with detention of stormwater (where required).



Figure 7 Indicative tree retention and canopy cover plan

3.6 Solar Access

Objectives

- O1** To ensure new developments do not result in a deterioration of direct sunlight access to open space, the public domain or neighbouring properties.
- O2** To ensure apartments provide a high level of residential amenity in terms of solar access.

Controls

- C1** For development to which it applies, solar access is to be provided in accordance with the ADG (including maisonette apartments).
- C2** Solar access to neighbouring development must demonstrate compliance with solar access provisions as contained with Section 5 of the DCP 2023 or ADG (where applicable) to the neighbouring development.

4. Traffic, Access and Parking

Objectives

- O1** To provide an appropriate level of on-site parking to cater for a mix of development and vehicle types, including cars, motorcycles and bicycles.

Controls

- C1** For development located within 800m of the train station, car parking rates are in accordance with the ADG and DCP 2023 (where applicable).
- C2** Car parking rates for certain residential accommodation including social and affordable housing is to be provided in accordance with the State Environmental Planning Policy (Housing) 2021.
- C3** Car parking rates for non-residential uses is to be provided in accordance with the DCP 2023.
- C4** Accessible car parking for residential and non-residential development is to be provided in accordance with the DCP 2023.
- C5** Provision of car parking for car sharing schemes is encouraged.
- C6** Bicycle parking is to be provided for all developments in accordance with the rates outlined in the DCP 2023.
- C7** Bicycle parking and cycling facilities must be clearly signposted and located in an area that is convenient to access from within the building and from the street.
- C8** Off-street car parking facilities should be designed in accordance with AS2890.1:2004 (Parking Facilities – Off-Street Parking) and Council’s relevant design standards.
- C9** On-street parking spaces are to be provided based on the requirements set out in AS2890.5:2020 (Parking Facilities – On-Street Parking) and Council standards.
- C10** All vehicle access, including any loading and service areas for non-residential development are to be located along Virginia Place.
- C11** Bus stops that are impacted (or required to be replaced) as a result of development, (including through increased patronage), should be upgraded to include bus shelters, seating and real time service information.
- C12** Upgrades to Virginia Place are to be designed in accordance with Figure 9.



Figure 8 Indicative residential entries and basement access plan

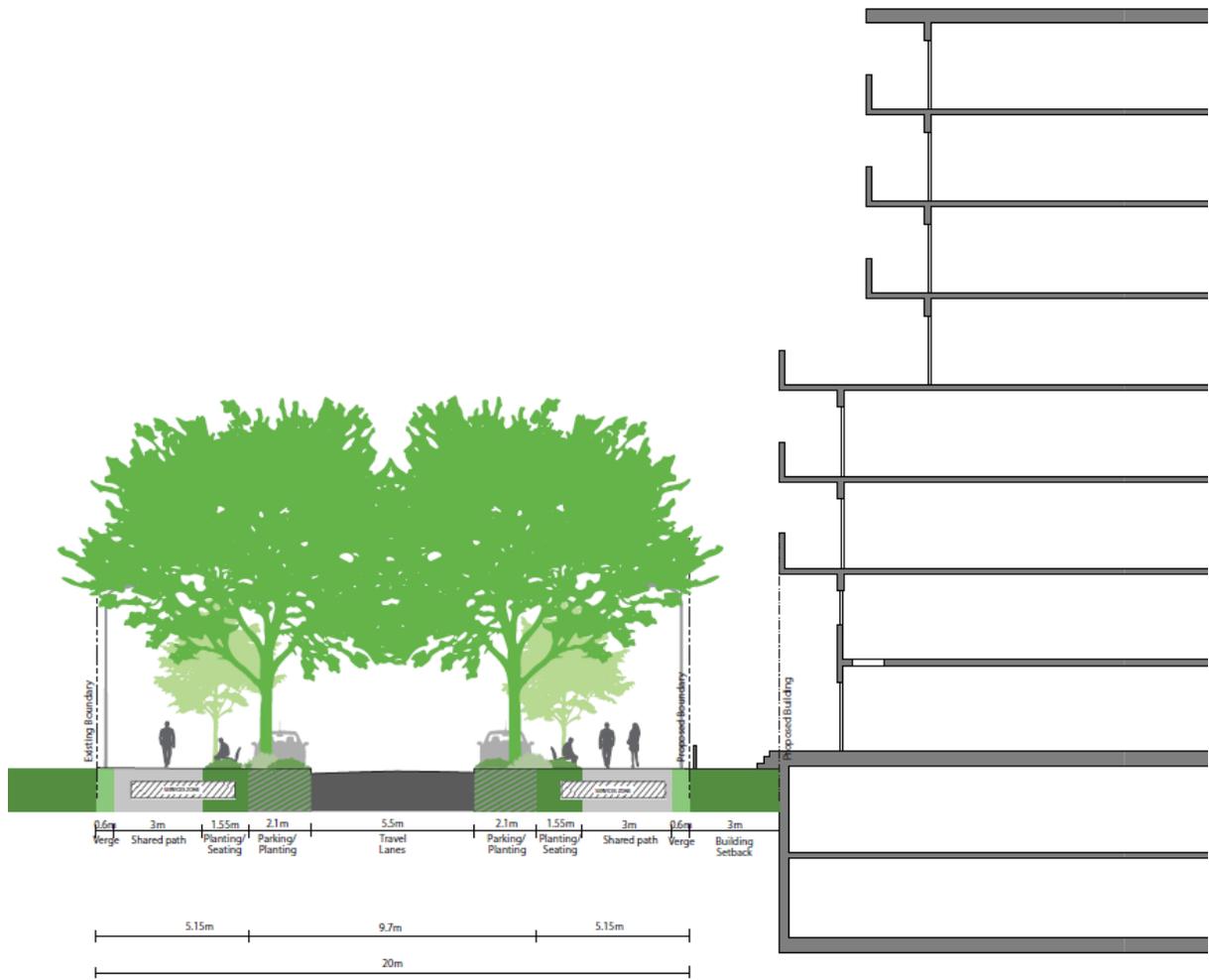


Figure 9 Virginia Place section

5. Sustainability

Objectives

- O1** To establish benchmarks to achieve ecologically sustainable development.
- O2** To ensure the efficient use of resources in building design, construction and operation and reduce overall environmental impact.
- O3** To ensure that development is resilient against the effects of climate change.
- O4** To reduce urban heat load and increase canopy coverage and ground absorption of water.
- O5** To minimise discharge of stormwater from site.
- O6** To reduce water demand over time and protect the downstream environment.
- O7** To minimise the impact of new development on the existing stormwater system.

Controls

- C1** Development should aim to achieve a 5-star rating under the Green Star – Communities v1.1 tool (or the equivalent rating as this tool is updated over time).
- C2** NABERS for Apartment ratings to be managed by strata or building management for all eligible buildings in the redevelopment.
- C3** Development is to consider the use of hard-wearing materials that can withstand climatic extremes, including, wind, rain and temperature extremes (each of which may cause warping, bending, blistering, fading or melting) through:
 - Minimising applied finishes where possible.
 - Specifying durable materials, to ensure longevity and withstand the extremes of weather and climate.
 - Specify materials and finishes which patina, weather or age favourably over time, rather than deteriorate.
 - Selection of materials with longer design life.
 - Selection of materials with better performance in hot temperatures.
- C4** Consider strategies to incorporate renewable energy design features, such as solar panels.
- C5** Consider strategies to remove the requirement for gas appliances in new buildings.
- C6** Consider the provision of roof overhangs (eaves) and incorporating additional shading to balconies/verandas, where possible.
- C7** Green roofs are encouraged, wherever practical.
- C8** Any green roof is to be planted using locally native plants including a variety of plant sizes and layers of planting.
- C9** Stormwater from roofs, streets, pavements and lawns are to be captured and re-used, wherever possible.
- C10** Stormwater drainage and on-site detention is to be designed in accordance with Chapter 3 of the DCP.

6. Heritage

6.1 European Heritage

Objectives

- O1** To promote consideration of the heritage values of the Riverwood Estate.
- O2** To ensure that heritage values in the Riverwood Estate are investigated, identified, conserved, interpreted and appropriately managed in the context of new development.

Controls

- C1** Prior to the submission of any Development Application (DA), a qualified community historian should be engaged to investigate and document the social history of the Herne Bay and Riverwood Estates to inform the preparation of a Heritage Interpretation Plan.
- C2** Prior to the submission of any DA, a precinct wide Archaeological Research Design (ARD) should be prepared to:
 - Identify any sites requiring archaeological investigation (focusing on significant areas within the former hospital, such as nurse's quarters or surgical facilities).
 - Set out a methodology for an archaeological excavation program for any identified sites.
 - Inform the preparation of a Heritage Interpretation Plan.
- C3** Prior to the submission of any DA, a Heritage Interpretation Plan (for both non-Aboriginal and Aboriginal heritage) based on the Heritage Interpretation Strategy (Artefact 2022) should be prepared that reflects the varied and significant social history of the site.
- C4** Archaeological investigations are to be completed in accordance with the Heritage Act 1977, including requirement for either a s.140 Excavation Permit, or a s139(4) Exception and associated Heritage NSW guidelines.

6.2 Aboriginal Heritage

Objectives

O1 To acknowledge, respect and celebrate Aboriginal heritage as an integral part of development and placemaking.

Controls

C1 In accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011), impacts to Aboriginal archaeological sites, areas of archaeological potential and Aboriginal cultural sites should be avoided or minimised as a priority.

C2 Any Aboriginal heritage investigations in the Riverwood Estate should include an updated extensive search of the AHIMS database in order to determine if new sites have been registered in the precinct or its immediate surrounds. AHIMS searches should include a buffer of at least 200 metres in order to account for known errors in the AHIMS data.

C3 Prior to the submission of any DA, consultation should be undertaken with Aboriginal stakeholders to:

- Expand on Aboriginal social and cultural values and connections to the Riverwood Estate and surrounds.
- Ascertain how the development may best maximise the presence, visibility and celebration of Aboriginal histories and living cultures.

6.3 Connecting with Country

Objectives

- O1** To acknowledge and reflect Aboriginal connection to Country in the design and development of the Riverwood Estate, and particularly for the adjacent Salt Pan Creek area as a site of early social justice and political activism.
- O2** To ensure ongoing meaningful engagement with Aboriginal stakeholders, building upon engagement undertaken for the Riverwood Estate State Significant Precinct (SSP) Connecting with Country Framework (Artefact 2022).
- O3** To provide opportunities for collaboration and co-designing with Aboriginal people for development within the site.
- O4** To celebrate Aboriginal culture through opportunities to embed Aboriginal heritage Interpretation elements, artworks and use of language/naming within the Riverwood Estate, in collaboration with locally connected community and knowledge holders.
- O5** To create opportunities for capacity building and economic development for Aboriginal people and organisations across planning, design, construction and operation of the Riverwood Estate.

Controls

- C1** The Riverwood Estate SSP Connecting with Country Framework (Artefact 2022) and associated Design Principles are to inform any future DAs for new buildings and/or public open spaces.
- C2** Throughout each key development stage of the renewal of Riverwood Estate, ongoing consultation with Aboriginal stakeholders will be undertaken, and regular updates given to stakeholders.
- C3** Integrate meaningful, co-designed interpretation, artwork and landscape elements within the design development stages of the project that reflect and honour Country, through the development of a Heritage Interpretation Plan and Public Art Plan which build on the Heritage Interpretation Strategy (Artefact 2022).
- C4** Development is to contribute to strengthening the sense of Aboriginal people in the Precinct, and where possible create spaces for Aboriginal people to gather and connect.
- C5** Prior to the submission of any DA, consultation should be undertaken with relevant Aboriginal persons and bodies (such as oral history projects with Aboriginal stakeholders and knowledge holders) to:
 - Establish and further expand any Aboriginal social and cultural values and connections to the Riverwood Estate and surrounds.
 - Ascertain how the development may best maximise the presence, visibility and celebration of Aboriginal peoples, organisations, businesses and living cultures.

This consultation should be carried out separate to general project community consultation and must be carried out by suitably qualified practitioners who are accepted by the Aboriginal community as appropriate for the task.

- C6** DAs for new buildings and alterations, or that propose or include parts of the public domain are to include consultation with Aboriginal stakeholders and a consultation report which details:
 - Pre-lodgement consultation activities.

- The outcomes of consultation.
 - How consultation has informed design of the proposed development.
- C7** Ensure the consideration of the Connecting with Country Design Principles within the first stage of development of the Riverwood Estate, including:
- Provide acknowledgement, interpretation and learning opportunities about Country through such devices as artworks, installations, architectural design, engravings in pathways, lighting installations, interpretative panels, public programs, native gardens and landscaping.
 - Wayfinding and interpretative signage should include Aboriginal text with English translations; consider audio devices in interpretative media so language is spoken and heard on Country.
 - Enhance the Connection to Country through naming of parks, public spaces, and new streets using Aboriginal words for aspects of Country (including flora and fauna) or prominent individuals associated with the history of the area.
 - Use modern technology to enhance and share Aboriginal cultural knowledge, and connect site users and local communities with the Aboriginal history and significance of the place, including referencing the early use of film technology as a tool for political activism at Salt Pan Creek.
 - Consider use of locally available sustainable materials in construction.
 - Reconnect site users and local communities to Country through inclusion of endemic native plantings, bushtucker plants and community gardens within the project landscaping, accompanied by interpretative signage where needed.
- C8** Engagement of local Aboriginal run businesses through different phases of the project's development should be considered.
- C9** Cultural Awareness Training should be arranged for project team members throughout all key stages of the renewal of the Estate, in consultation with stakeholder organisations.

7. Waste

Objectives

- O1** Reduce the amount of construction and demolition waste going to landfill.
- O2** Reduce amount of waste generated in the operation of a development from going to landfill and maximise resource recovery.
- O3** Ensure waste from within developments can be collected and disposed in a manner that is healthy, efficient, minimises disruption to amenity, and is conducive to the overall minimisation of waste generated.

Controls

- C1** Provisions relating to waste management in the DCP 2023 apply.