

Department of Planning, Housing and Infrastructure

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Riverwood State Significant Precinct – Revised Rezoning Proposal

Explanation of Intended Effect

February 2024



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Introduction

The NSW Land and Housing Corporation (LAHC) has led a detailed master planning process for the existing social housing estate at Riverwood in consultation with the Department of Planning, Housing and Infrastructure (DPHI), City of Canterbury-Bankstown Council, Georges River Council, Government Architect NSW, the local community, and other government agencies.

An Explanation of Intended Effect (EIE) was prepared as part of the investigations, which proposed to rezone the Riverwood social housing estate. It outlined proposed changes to planning controls for the entire Riverwood State Significant Precinct (SSP) and was exhibited from August to September 2022.

Following exhibition, LAHC has significantly reduced the scope of the rezoning proposal from 3,900 dwellings to 420 dwellings and limited the proposed rezoning to part of the Estate (see Figure 1). The revised scope for the proposal is set out in the Riverwood State Significant Precinct Response to Submissions document and supporting technical studies available on our [website](#).

Changes to market conditions, including increases in construction costs and uncertainty around infrastructure delivery, has necessitated LAHC to revise the scope of the proposal.



Figure 1: Subject site – Original proposal in red and revised proposal in blue

The revised scope is intended to facilitate early delivery of an exemplar development to set a precedent for the Riverwood estate. It also enables LAHC to deliver a higher proportion of social and affordable housing on this part of the estate.

LAHC has advised that it will continue work to deliver the broader masterplan for the estate. However, it is important to note that this broader planning for the estate no longer forms part of the scope of this SSP proposal.

The revised proposal is being re-exhibited due to the significant reduction in the scope of the proposal and the need to keep the Riverwood community informed. This EIE sets out proposed planning controls proposed by LAHC for the revised scope of the Riverwood SSP, which with exception of some minor amendments, is generally consistent with that exhibited in 2022 for the that part of the estate.

This EIE is being exhibited in accordance with section 3.30 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to allow the public to make submissions that will be considered as part of the assessment of the revised proposal.

Riverwood State Significant Precinct – original rezoning proposal

The EIE for Riverwood SSP was first exhibited from 12 August – 25 September 2022.

Table 1 and Figure 2 provide an overview of the original exhibited proposal that sought to deliver 3,900 dwellings within the broader estate.

Table 1: **Overview of original rezoning proposal, as originally exhibited in 2022**

Site Area	30 hectares
Proposal summary (as exhibited)	<p>The original proposal, as exhibited, sought to deliver:</p> <ul style="list-style-type: none"> • Approx. 3,900 dwellings, ranging from three storeys (12 metres) and 12 storeys (41 metres). • 4.8 hectares of open space, including almost 2.4 hectares of new open space to deliver two new parks – Roosevelt Park (1 ha) and the Community Greenway (0.5 ha); • Up to 4,800 sqm of non-residential floorspace for local shops, cafes and services including childcare and health care services; and • Community spaces and facilities, including the potential for a new multi-purpose community hub co-located with new open space.

Implementation

Self-repealing State Environmental Planning Policy (SEPP) under section 3.29 of the EP&A Act to amend the *Canterbury Local Environmental Plan 2012* (now repealed) or a new consolidated Canterbury-Bankstown LEP



Figure 2: Original Riverwood SSP Vision and Masterplan exhibited in August 2022.

Revised Rezoning Proposal – Objectives and Intended Outcomes

The revised proposal seeks to facilitate an exemplar first stage of renewal for the Riverwood estate, which seeks to support the delivery of approximately 420 dwellings. LAHC has advised that the proposal includes a target housing tenure of 50% social and affordable housing and 50% market housing. It aims to provide new fit-for-purpose social housing to meet the needs of tenants in a mixed tenure community.

This EIE sets out the planning framework to implement LAHC’s revised proposal, which is outlined and illustrated in **Table 2** and **Figure 3** below.

Table 2: Revised rezoning proposal

<p>Site Area</p>	<p>16,265m²</p>
<p>Proposal summary</p>	<p>The revised scope of the SSP sits within the exhibited master plan area and is generally consistent with the proposed controls and overall master plan as exhibited, with some minor amendments.</p> <p>The proposal seeks to:</p> <ul style="list-style-type: none"> • Maintain the existing R4 High Density zoning. • Increase the maximum building heights from 11.5m to part 42m (12 storeys) and part 29m (8 storeys). • Increase the maximum Floor Space Ratio (FSR) from 0.9:1 to 2.2:1. • Permit up to 250 sqm of neighbourhood shops, a 1,000 sqm supermarket, and food and drink premises. <p>The proposal seeks to deliver approximately 420 new dwellings, with an anticipated tenure mix of 50% social and affordable housing and 50% market housing, LAHC has advised it intends to replace the existing childcare centre on the site at a location in proximity the site.</p>
<p>Implementation</p>	<p>Self-repealing SEPP under section 3.29 of the EP&A Act to amend <i>Canterbury-Bankstown Local Environmental Plan 2023</i></p>



Figure 3: Revised rezoning proposal concept overview

Explanation of provisions

The proposed amendments to planning controls outlined in this EIE will be implemented through the drafting of a self-repealing State Environment Planning Policy (SEPP) under section 3.29 of the EP&A Act.

The SEPP will amend the *Canterbury-Bankstown Local Environmental Plan 2023* (Canterbury-Bankstown LEP). The amendments will only relate to land located at 5-165 Belmore Road, Riverwood and comprise Lots 400, 401, and 402 in DP 221230. A small portion of 4 Roosevelt Avenue Riverwood, legally described as Lot 467 in DP 596801 is incorporated as part of the proposal that will enable the road re-alignment of Virginia Place. The new boundary of the precinct is illustrated in **Figures 4-6**.

Appendix A details existing planning controls under Canterbury-Bankstown LEP. This section details the proposed amendments to the LEP.

Height of buildings

The proposal seeks to increase the existing maximum height of building control from 11.5 metres to 29m (8 storeys) and 42m (12 storeys) (**Figure 4**).

Note a change from the previously exhibited EIE from 2022, with the building height for the land shown in brown in **Figure 4** changing from 41m to 42m to allow for new Building Code of Australia and National Construction Code 2022 floor to floor height.

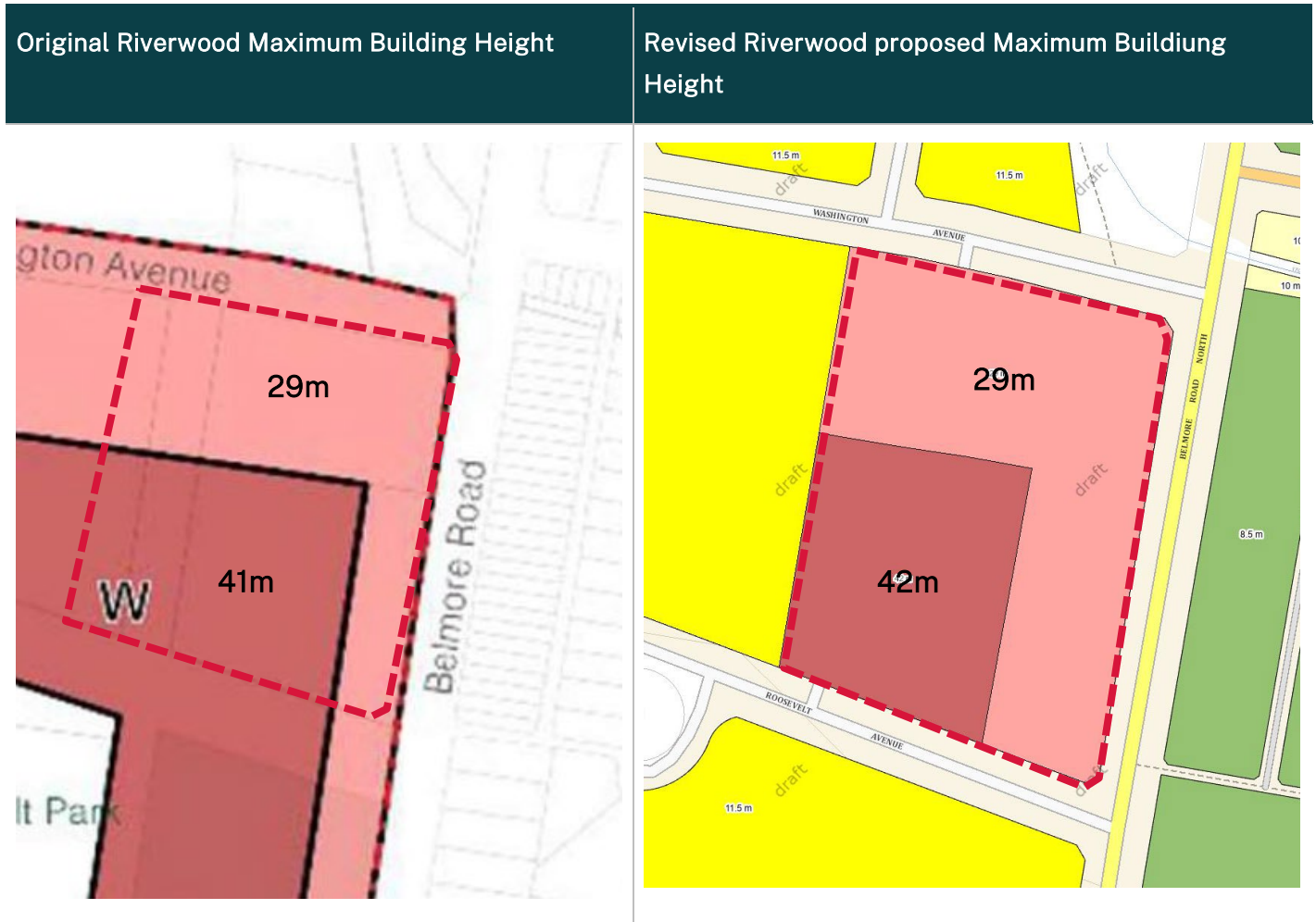


Figure 4: Proposed Maximum Building height for original Riverwood SSP and revised Riverwood SSP Maximum Building height (revised scope in red dotted line in both diagrams)

Floor space ratio

The proposal seeks to increase the existing maximum floor space ratio (FSR) control from 0.9:1 to 2.2:1.

Note a change from the previously EIE exhibited in 2022, which proposed two FSRs for the subject site, being part 2.2:1 and part 2.4:1. The proposed 2.2:1 FSR is equivalent to the density proposed in the previously exhibited Riverwood SSP. The 2.2:1 over the entire site rather than two FSRs across the site is reflective of the revised site area to include realignment of Virginia Place.

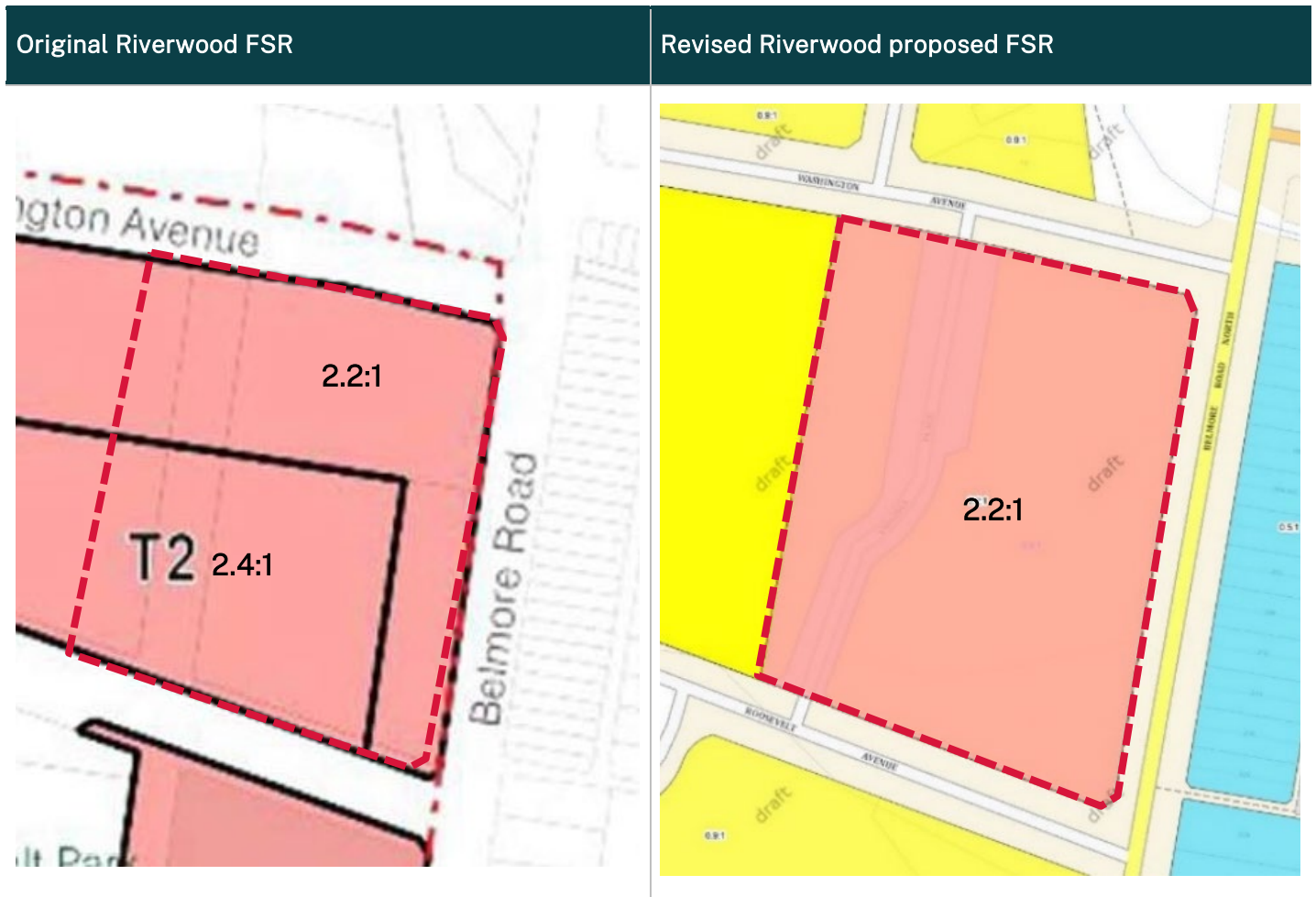


Figure 5: Proposed Floor space ratio for original Riverwood SSP and revised Riverwood SSP Floor space ratio (revised scope in red dotted line in both diagrams)

Additional permitted uses

To support the Riverwood SSP master plan, it is proposed to amend the Canterbury-Bankstown LEP to allow the following additional permitted uses on the site:

- neighbourhood shops up to 250m² (noting that neighbourhood shops are already permissible on the site, but are limited to 100m² retail floor area under clause 5.4 of the LEP)
- a neighbourhood supermarket up to 1,000m²

- food and drink premises, including cafes and restaurants

Note no changes are proposed from the previously exhibited EIE from 2022.

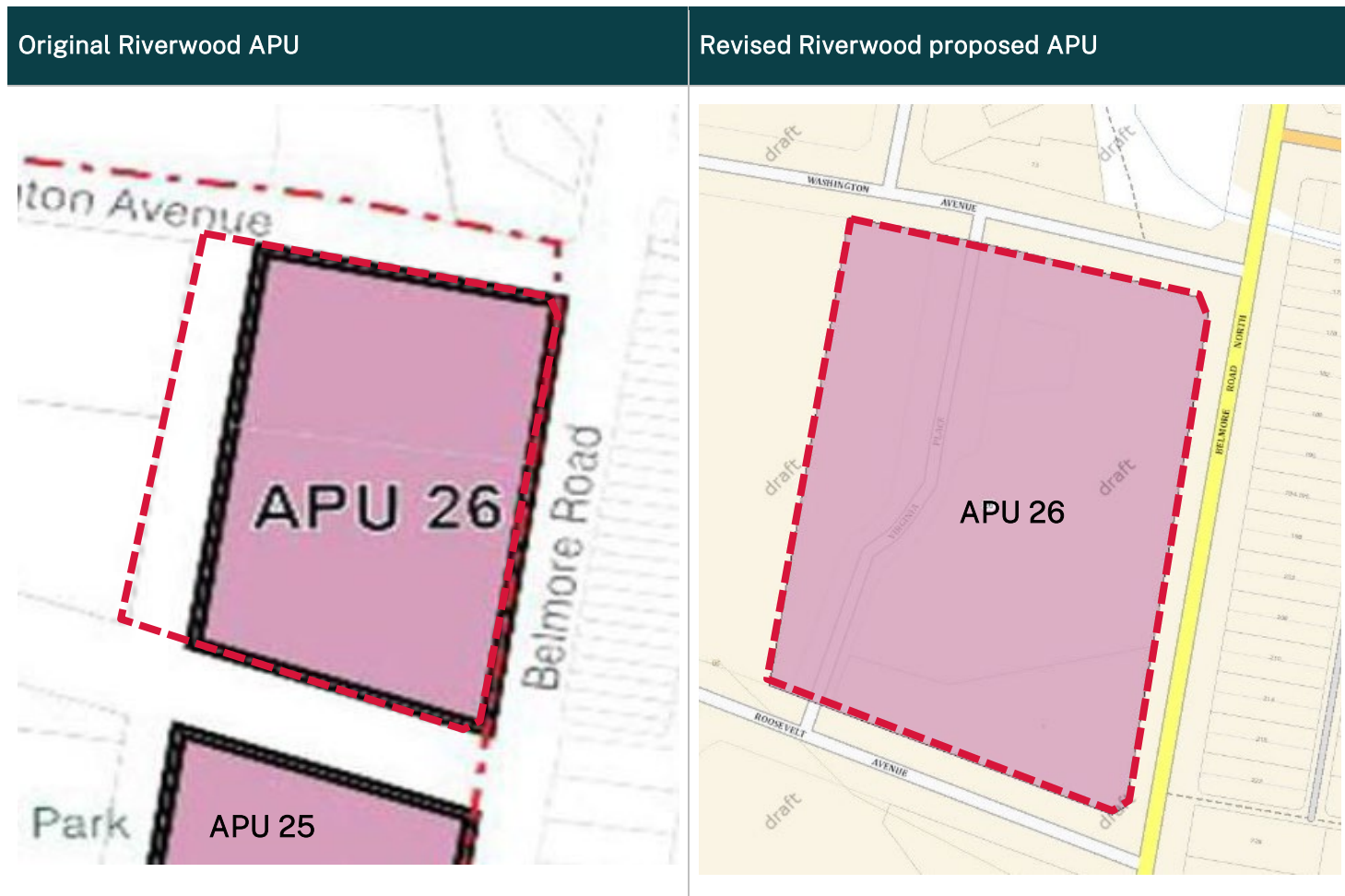


Figure 6: Proposed additional permitted uses for original Riverwood SSP and revised Riverwood SSP additional permitted uses (revised scope in red dotted line in both diagrams)

Provisions from the original rezoning proposal that are now excluded

The following provisions have been excluded from the proposal to amend Canterbury Bankstown LEP 2023 because they were part of the exhibited 2022 Riverwood rezoning proposal area and are now outside the scope of the revised proposal.

- Active Street Frontages Map
- Solar Access Map
- Minimum Lot Size Map Amendments

The Design Excellence and Key Sites Maps have been excluded from the proposal because these were intended for privately owned land on the original Riverwood SSP proposal and the Capital Investment Value of the project (approximately \$100 million) will trigger the State Significant Development process (for NSW Land and Housing Projects over \$30 million or 75 dwellings) which

requires assessment by the State Design Review Panel as per the State Environmental Planning Policy (Planning Systems) 2021 and State Environmental Planning Policy (Housing) 2021 respectively.

Development Control Plan

The above changes are reflected in the updated Draft Riverwood Development Control Plan, which has been amended to reflect the revised proposal scope, along with revisions made to the master plan in response to matters raised during exhibition.

The Draft Riverwood DCP includes provisions relating, but not limited to, land use, building design (layouts, height and setbacks) as well as landscaping, transport, heritage, sustainability and waste, as relevant to the new site boundary.

Given the reduced scope of development, the Draft Riverwood DCP has been simplified where possible. Provisions relating to areas outside of the revised scope have been removed and references made to existing provisions within the Canterbury-Bankstown DCP 2023 where relevant.

A copy of the draft Riverwood DCP is exhibited alongside the EIE. However, it is intended that the DCP will be adopted by Council and may be subject to further refinement and a consultation process by Council prior to its adoption.

Under the SEPP (Planning Systems) 2021, development carried out by or on behalf of NSW Land and Housing Corporation that has a capital investment greater than \$30 million or comprise more than 75 dwellings can progress through the State Significant Development Assessment (SSDA) planning pathway.

As such, approval to construct the development may proceed through a SSDA process where consideration of the Riverwood DCP would not be required from a statutory perspective. Nonetheless, the draft Riverwood DCP sets expectations and serves as a guide as to how LAHC intends to proceed with the detailed design of any future proposed development. It is also noted that any SSDA would require review by the NSW Government Architect (GANSW) State Design Review Panel (SDRP) before it is determined.

Appendix A: Current LEP maps

Land zoning

Under the Canterbury-Bankstown LEP, the land within the revised Riverwood SSP is currently in Zone R4 High Density Residential, as shown below.

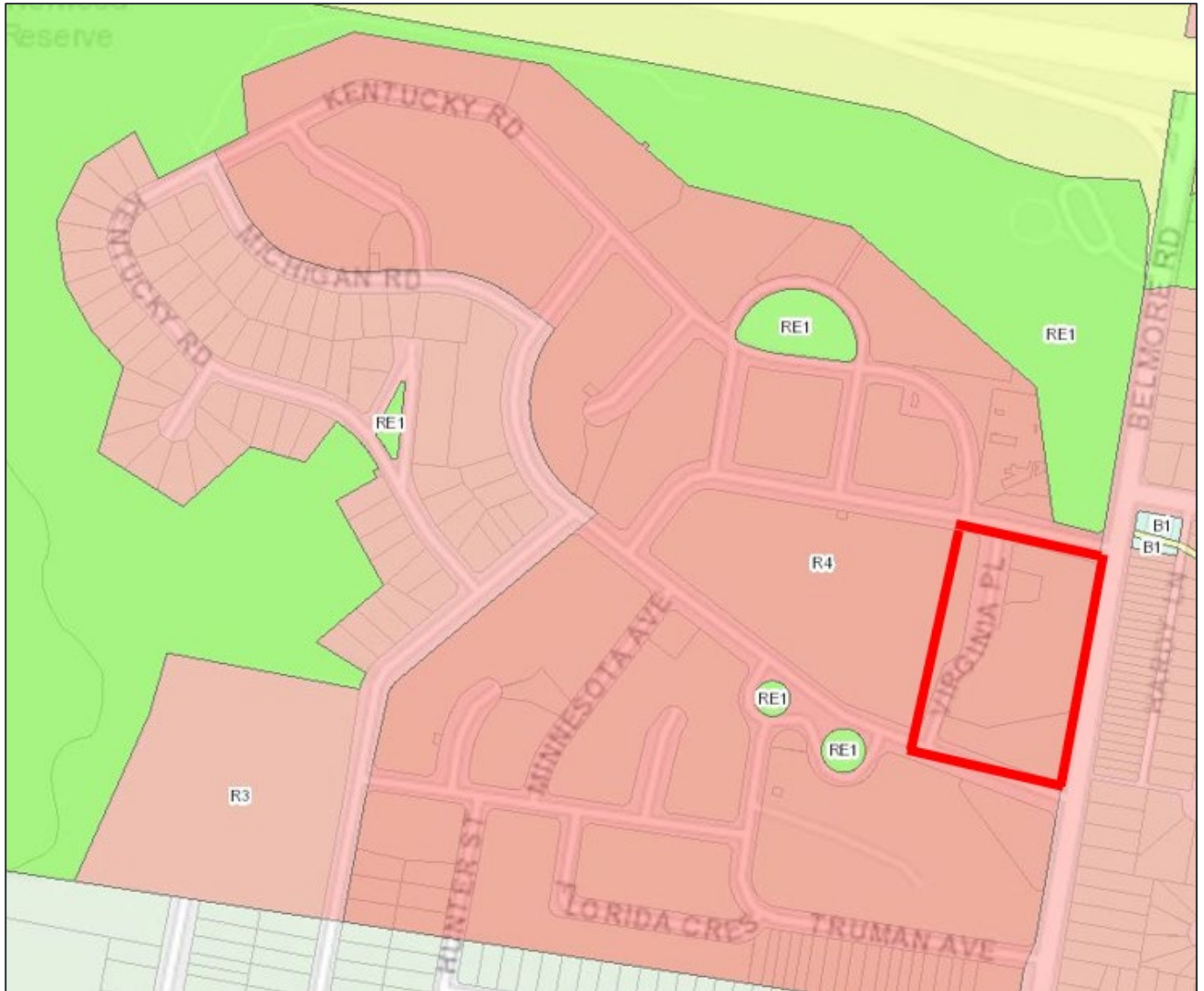


Figure 7: Existing Canterbury-Bankstown LEP – Land Zoning Map (revised scope in red outline)

Height of buildings

Under the Canterbury-Bankstown LEP, the land within the revised Riverwood SSP has a maximum building height of 11.5m, as shown below.



Figure 8: Existing Canterbury-Bankstown LEP – Height of Buildings Map (revised scope in red outline)

Floor space ratio

Under the Canterbury-Bankstown LEP, the land within revised Riverwood SSP has a maximum FSR of 0.9:1.



Figure 9: Existing Canterbury-Bankstown LEP – Floor Space Ratio Map (revised scope in red outline)