

Riverwood Estate
State Significant Precinct
**Health Impact
Assessment - Stage
one addendum**

NSW Land and Housing Corporation
October 2023



Quality, accessible, future-focused, multipurpose and economically valued social infrastructure supports a strong, healthy and prosperous nation and ongoing quality of life for all Australians.”

– 2021 Australia Infrastructure Plan

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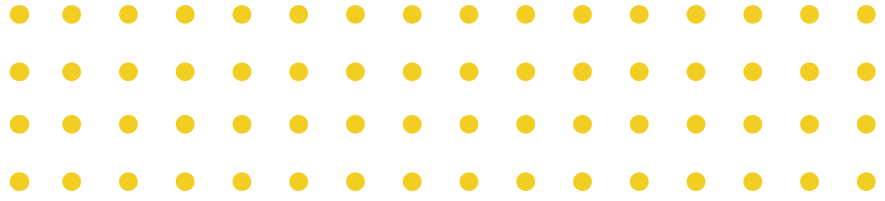


Table of Contents

1. Introduction	04
2. Health impact assessment	05

1. Introduction

1.1. Background

The Riverwood Estate is currently undergoing renewal by the NSW Government.

In 2022, the NSW Land and Housing Corporation (LAHC) developed a rezoning planning proposal and masterplan aimed at rezoning 30 hectares in Riverwood Estate. This proposed to renew a combination of privately owned and social housing apartments, along with shops, community facilities, and nearly 5 hectares of outdoor space. The objective was to provide 3,900 dwellings, enhance connectivity, offer public facilities, and create new open spaces.

Cred Consulting prepared a Health Impact Assessment (the broader HIA) on the rezoning planning proposal and wider masterplan.

The NSW Government placed this rezoning planning proposal and masterplan on public exhibition from August 12th to September 25th, 2022.

Since then, the project has been affected by recent market changes primarily because of significant increases in construction costs impacting on the overall viability of the project.

LAHC has implemented a revised strategy that will now focus on the delivery of an exemplar first stage of the project which will deliver approximately 420 new dwellings with less impact on existing local infrastructure.

This will enable the wider masterplan to be considered in the future to ensure it meets the aspirations of the local community and allow identified local infrastructure to be delivered in tandem.

Rezoning of an exemplar first stage will build on the previous renewal work at Washington Park noting that the land and proposed redevelopment in this stage mirrors the 2022 exhibited planning proposal. As the proposed

first stage sits within the exhibited proposal, this means the land needed for future infrastructure such as road widening will be unaffected.

1.2. Purpose of this Addendum

In response to the updated implementation strategy, which is to deliver 420 dwellings in the first stage, the purpose of this Addendum is to outline the likely impacts of the first stage and recommend mitigation measures to address any identified impacts.

It is important to note that the assessment undertaken for the Riverwood Estate (the wider masterplan area) as outlined in the broader HIA, remain unchanged and relevant. This Addendum exclusively pertains to the first stage comprising 420 dwellings. Please refer to the broader HIA for more detail.

1.3. Study area

The Riverwood Estate Significant Precinct is a 30 hectare site, located in the suburb of Riverwood within the City of Canterbury-Bankstown LGA. The first stage comprises of **1.63 hectares** (the study area).

1.4. Forecast population

The average household size in Riverwood, as per the 2036 forecast.id data, is 2.91. Applying this average household size to the 420 dwellings results in a **total forecast population of 1,222 people**.

The existing population of the study area is 175 people (60 dwellings x 2.91 average household size). This implies that the stage one renewal will bring about an **additional forecast population of 1,047 people**.

2. Health impact assessment

2.1. Social infrastructure recommended for the first stage

The social infrastructure addendum for the first stage recommends the delivery of the following social infrastructure within the study area:

- Potential improvements to the Riverwood Community Centre via contribution funds.
- Potential integration of a new early education and childcare centre.
- Potential delivery of a local park and local playspace.

2.2. Positive and negative impacts

Identified positive equity-focused health impacts

As the first stage aligns with the planning proposal exhibited in 2022, which includes the wider masterplan, the health impacts assessed as part of the broader HIA remain relevant.

The positive health impacts derived from an assessment of the masterplan remain pertinent as they will be realised during the subsequent stages of the Riverwood Estate renewal project.

They include the enhancement of 3 hectares of existing open space and the addition of 2.4 hectares of new open space, resulting in a total of over 5 hectares of open space; renewal of existing aging social housing dwellings with new and modern residences; the establishment of new and improved connections to open spaces through tree-lined green streets; the integration of existing and new trees to create tree canopy cover; the enhancement of walking and cycling connections; the implementation of new dedicated cycleways; the reconnection of the Riverwood Estate with the Riverwood town center; and the establishment of new links to existing community facilities and services.

Potential negative equity based health impacts and mitigation measures

Similarly, potential negative impacts and mitigation measures identified in the broader HIA remain relevant. These include potential negative impacts related to urban heat, universal design and accessibility, managing the health impacts of construction, well-being in high-density and lone-person households, and access to affordable services, programs, and activities for lower-income residents.

Potential negative impacts specific to the first stage include the staged delivery of the project. As the overall benefits and social infrastructure outlined in the wider masterplan will also be rolled out in stages, it indicates that residents moving into the initial stages may have limited or no access to these advantages, thus constraining potential health and equity benefits. To address this, consider the early provision of some infrastructure to future-proof the entire project and grant residents early access to a healthy and equitable built environment.

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