

# Riverwood Estate

## Frequently asked questions about the rezoning proposal

### Who is Homes NSW?

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), the NSW Aboriginal Housing Office (AHO) and key worker housing all under one roof to make the system more efficient and accessible.

Homes NSW owns the largest housing portfolio in Australia - with around 125,000 properties and looks to grow and manage the supply of social housing for people in need in NSW.

### What is happening?

The masterplan for Riverwood has been revised following extensive community consultation to ensure it creates better outcomes for social housing residents with minimal impact on existing infrastructure and better meets community expectations.

### How will the new development affect traffic?

A traffic report has assessed the proposal and concludes that due to the low traffic generation of the proposal there is negligible impact on the adjacent road networks works and no requirement to improve local intersections.

### Why have the previous plans changed?

Homes NSW has listened to the community and their concerns. The initial plans proposed the delivery of close to 3,900 homes.

The previous delivery program of 25-30 years was considered too large to properly assess the adequate and proportional provision of community infrastructure requirements for an additional 3,900 homes.

The revised proposal facilitates earlier delivery of homes for the Riverwood Estate that can be supported with suitable infrastructure and community facilities.

### Why does Riverwood need to be renewed?

Renewing the new focus area in Riverwood Estate will provide more accessible, fit-for-purpose housing and assist in housing those most vulnerable at the top of the priority waitlist.

We will continue the staged redevelopment approach that was previously started with Washington Park.

### What are the benefits if approved?

If approved, the development would also include a new internal road, improved public domain features, undergrounding of overhead powerlines, and a new childcare centre in the vicinity to replace the existing one. There will also be potential for new retail premises.

### What will be the height of buildings if the rezoning is approved?

The revised rezoning proposal will allow for some buildings to be up to 12 storeys, as per the original proposal.

## What is the plan for housing if the rezoning is approved?

The revised proposal will provide around 420 new homes, which guarantees delivery of supporting infrastructure via state and local contributions.

## What are state and local contributions?

To guarantee the delivery of supporting infrastructure, contributions are made by developers to the state Government and the local council. These bodies then determine how to utilise the contributions accordingly.

## Will the new development be all social housing?

No. The new focus area will pursue mixed-tenure development with 50% social and affordable housing.

Mixed tenure developments have been proven to strengthen the support for social housing residents and creates better community outcomes.

## How will the proposal benefit those on the waitlist for social housing?

The current priority demand for social housing in the local area is highest for those who need smaller and accessible homes, particularly older people.

The rezoning changes will enable Homes NSW to deliver a higher proportion of fit-for-purpose social and affordable housing on this part of the estate, than in the previous masterplan.

## What will happen to current social housing residents?

No social housing tenant will be asked to move until 2026, and residents will receive at least 6 months' notice before having to relocate.

A Relocation Officer will work with social housing residents every step of the way to help them find a home that best meets their needs.

## How will private landowners be impacted?

The revised focus area does not contain any privately owned properties. Homes NSW will not be acquiring any privately owned land.

## What happens after the rezoning exhibition period?

If the rezoning is approved the community will have the opportunity to provide further feedback on the development design when a future Development Application (DA) is submitted.

## Further Information

If you have any further questions about the relocation process, contact the Community Engagement Team at Homes NSW on 1800 738 718 (voicemail) or email [CommunityEngagement@homes.nsw.gov.au](mailto:CommunityEngagement@homes.nsw.gov.au).

[www.nsw.gov.au/homes-nsw](http://www.nsw.gov.au/homes-nsw)

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