

Riverwood Renewal

Community Update

August 2022

Land and Housing Corporation (LAHC) is working with the community to renew Riverwood estate.

Over the next 15 to 20 years, LAHC are proposing to build 3,900 new private and social homes in Riverwood estate.

Roosevelt Park and park view apartments



Replacing the estate's ageing social housing with modern homes is part of a program to renew and improve social housing and provide more private housing in the Canterbury-Bankstown and Georges River local government areas.

The renewal will provide a mix of social and private housing, shops and community facilities, along with nearly 5 hectares of parks and plazas.

The Department of Planning and Environment (DPE) has placed the rezoning proposal on public exhibition until 11 September 2022 for the community to consider and provide feedback.

LAHC will be hosting a series of community events where you will be able to see the plans and learn more about the rezoning proposal and draft master plan.

Planning for the renewal has been underway since 2016. During this time, we have heard from the community, local service providers, councils, and state government agencies. The outcomes have helped shape the proposal. In response to community feedback, the plans include:



Lower building heights with 3 sites having a maximum of 12 storeys



Parks, green spaces and community gardens



A range of homes to encourage a variety of household types to the areas



Connected bike and walking paths and improved streets

Important Information

For social housing residents

The Riverwood estate renewal is a long-term project that will be delivered in stages over the next 15 to 20 years. Relocations for social housing residents will be staged over a number of years to minimise community impact and are not anticipated to start before late 2024.

Residents will be provided with more information on relocation plans and guidelines in 2024. Residents will receive at least 6 months' notice before having to relocate.

LAHC will work together with tenancy managers within Riverwood estate (Department of Communities and Justice, St George Community Housing and Aboriginal Housing Office) to support residents throughout the relocation process. Residents will be contacted by their tenancy managers in the coming years to understand their housing needs to find a suitable property that meets individual housing needs.

Residents will be able to express their interest in returning to the Riverwood estate if they continue to meet the eligibility criteria.

Relocation could be into vacant properties in the surrounding area, or at the Riverwood estate as new social homes become available.

We are committed to keeping the community informed as the relocation plans are developed.

For private residents

The proposed changes to the planning controls will give private owners the opportunity to redevelop if they choose to. However, private land owners will not be required to redevelop and LAHC will not be acquiring any private land.

Why Renew Riverwood Estate?

The social housing in Riverwood estate was built in a different time for a different need.

Most of the social housing in Riverwood estate was built in the 1960s and 1970s. These homes are nearing the end of their intended lifespan and are increasingly difficult to maintain and unsuitable for many social housing tenants. Renewing Riverwood estate will provide suitable housing that meets modern accessibility, sustainability and design standards.

The demand for social housing is changing.

Most of the housing within Riverwood estate is 3 to 4 bedroom homes that are under-occupied and unsuitable for older residents. Current demand is highest for housing that is suitable for older people and smaller households. Renewing Riverwood estate will provide more accessible homes to suit different lifestyles.

To provide better facilities and homes for the broader community.

Renewing Riverwood estate will create a vibrant and connected community with modern, accessible housing and improved access to transport and open spaces. Providing more open space, better community facilities and shops in the estate can make it easier to do everyday things, like grocery shopping and meeting up with friends.

Renewing Riverwood estate will provide :



A mix of social and private housing



Better social and economic outcomes for current and future social housing residents



A range of modern, quality housing to suit different lifestyles



New, well-designed homes that meet accessibility standards

Project timeline

The Riverwood estate renewal is a long-term project which will be delivered in stages over the next 15 to 20 years.

This timeline outlines what has happened so far, what is happening now, and when we expect the project to be delivered.

We are committed to providing the community with regular updates throughout this time.

- 2016-2021
 - Consultation with key stakeholders and the community to prepare the first master plan
 - Extensive community consultation on the first master plan
 - Preparation of technical studies and supporting documentation
- 2022 – WE ARE HERE
 - Rezoning proposal is placed on public exhibition for feedback
 - DPE will assess the rezoning proposal
- 2023 – 2024
 - DPE will make a decision on the rezoning proposal
 - If the rezoning proposal is approved, LAHC will seek a delivery partner to renew the LAHC owned properties, as well as the supporting infrastructure including roads, parks, and community facilities
- Late 2024 - 2025
 - Development applications will be prepared and submitted in this time. There will be further community consultation during this process
 - The first stage of relocation for social housing residents is likely to begin in late 2024
- 2026 - 2027
 - Development applications for first stage of renewal are expected to be approved in this time
 - First stage of construction
- 2028 – 2043
 - Further stages of relocations for social housing residents
 - Preparation of further development applications
 - Construction of new housing, parks and infrastructure

About the Riverwood Rezoning Proposal

LAHC has asked DPE to change the planning rules that control what can be built at Riverwood estate. LAHC has prepared a rezoning proposal and master plan, which are the formal documents needed to make this change.

A rezoning proposal is a document that asks to change the rules for how land can be developed and used. A master plan shows where new buildings, streets, parks and community facilities could be located.

Key proposed changes to the planning rules include:



Allowing taller buildings within Riverwood estate, ranging from 3 to 12 storeys



Allowing more public open space, more housing and a local centre



Increasing the amount of floor space that can be built on a piece of land



Allowing more housing, cafes, shops and a range of services in more places within Riverwood estate

A key component of NSW Land and Housing Corporation's (LAHC) work is building mixed tenure communities that integrate social and private housing across NSW. New social housing is well designed and is intended to be indistinguishable from the other private housing in the area.

When renewing concentrated areas of social housing, LAHC looks to create socially diverse communities, a variety of housing types, more open green space, improved community facilities, better road networks with transport links, and improved retail spaces.

We will be aiming to have around 30% social housing and 70% private housing across the Riverwood estate to create a socially diverse community and realise the positive outcomes we have seen on other estate renewal projects including housing, education and employment outcomes, and reduce, crime and anti-social behaviour. The final housing mix will be subject to the approval of the rezoning proposal and engagement with industry during the tender process to appoint a delivery partner.

The master plan for Riverwood estate includes:



A range of modern, quality homes to suit different lifestyles

- » A mix of 1, 2 and 3-bedroom housing to cater for different needs
- » Terrace housing and apartment buildings ranging from 3-12 storeys tall



Safe and green open spaces

- » The equivalent of 10 football fields of open space, including:
 - Parks: Roosevelt Park, Community Garden Park, Community Park, and Salt Pan View
 - Civic Plaza: areas for informal seating, weekend markets and art installations
 - Community Greenway: a new open space between Riverwood Public School
 - Roosevelt Park: with play areas, seats and gathering areas



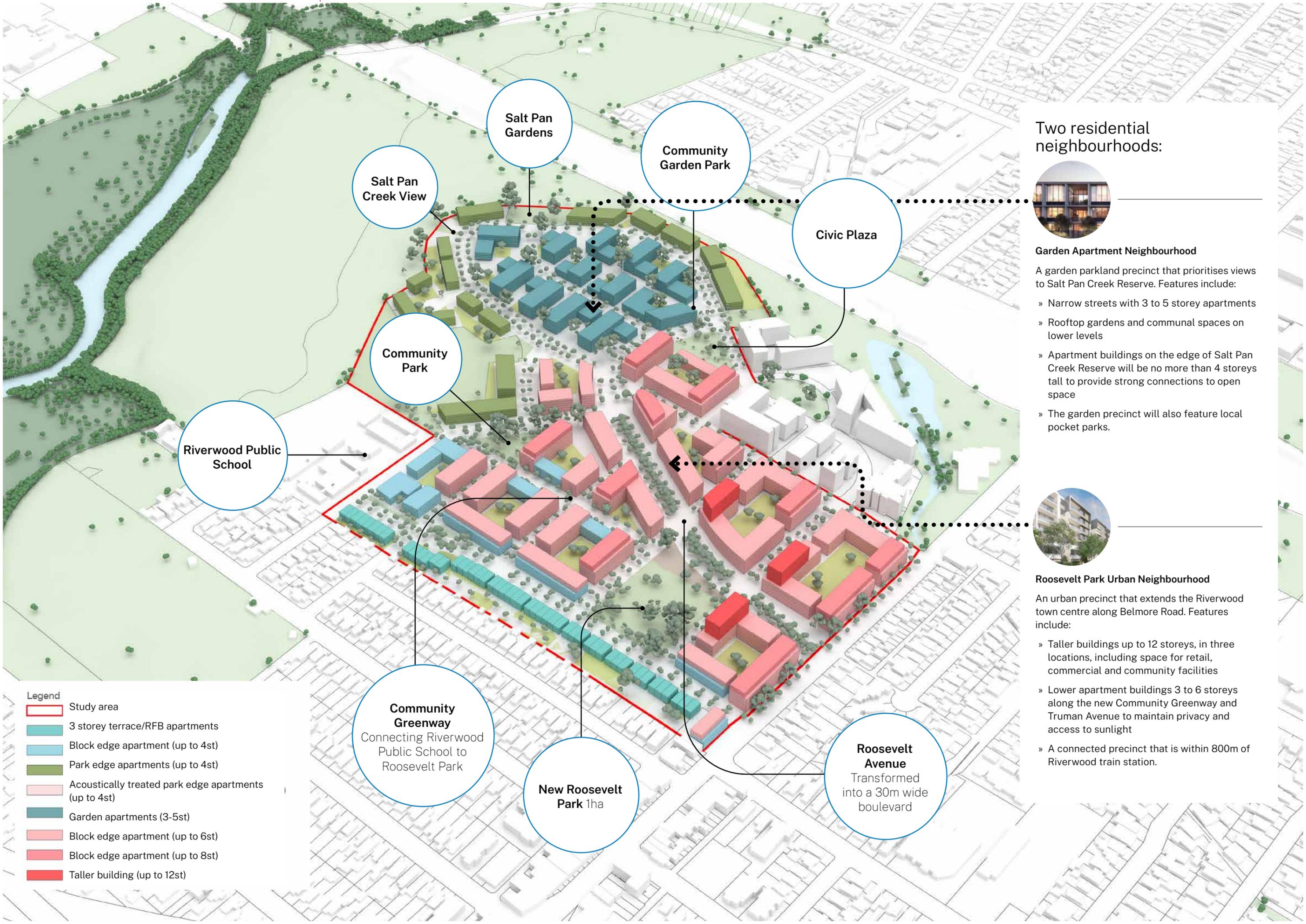
Well-connected streets and paths

- » Widening Roosevelt Avenue, Kentucky Road, Union Street and Hunter Street to improve traffic flow
- » Upgrading the intersections on Belmore Road at Roosevelt Avenue and Washington Avenue
- » Building new local roads to improve connectivity within Riverwood estate
- » Expanding the existing cycle and pedestrian network to connect to the broader network
- » Changing the bus route so all residents are around 200m walking distance of a bus stop



Welcoming and friendly neighbourhood

- » Up to 4,800m² of floor space for local shops, cafés and services
- » New community spaces, parks and gardens
- » Well-lit community facilities and open spaces located around the community hub, creating a safe and welcoming environment
- » Accessible play and recreation areas for people of all ages and abilities



- Legend**
- Study area
 - 3 storey terrace/RFB apartments
 - Block edge apartment (up to 4st)
 - Park edge apartments (up to 4st)
 - Acoustically treated park edge apartments (up to 4st)
 - Garden apartments (3-5st)
 - Block edge apartment (up to 6st)
 - Block edge apartment (up to 8st)
 - Taller building (up to 12st)

Two residential neighbourhoods:



Garden Apartment Neighbourhood

- A garden parkland precinct that prioritises views to Salt Pan Creek Reserve. Features include:
- » Narrow streets with 3 to 5 storey apartments
 - » Rooftop gardens and communal spaces on lower levels
 - » Apartment buildings on the edge of Salt Pan Creek Reserve will be no more than 4 storeys tall to provide strong connections to open space
 - » The garden precinct will also feature local pocket parks.



Roosevelt Park Urban Neighbourhood

- An urban precinct that extends the Riverwood town centre along Belmore Road. Features include:
- » Taller buildings up to 12 storeys, in three locations, including space for retail, commercial and community facilities
 - » Lower apartment buildings 3 to 6 storeys along the new Community Greenway and Truman Avenue to maintain privacy and access to sunlight
 - » A connected precinct that is within 800m of Riverwood train station.

Salt Pan Creek View

Salt Pan Gardens

Community Garden Park

Civic Plaza

Community Park

Riverwood Public School

Community Greenway
Connecting Riverwood Public School to Roosevelt Park

New Roosevelt Park 1ha

Roosevelt Avenue
Transformed into a 30m wide boulevard

Learn More

Join us at a community information session to learn more about the rezoning proposal. Everyone is welcome, including local residents, businesses and community service providers.

In Person

Saturday 20 August
10:30am - 12:30pm

Riverwood Community Centre,
151 Belmore Rd North,
Riverwood NSW 2210

Saturday 27 August
10:30am - 12:30pm

Riverwood Community Centre,
151 Belmore Rd North,
Riverwood NSW 2210

Online

Tuesday 23 August
5:30pm - 7:00pm

Online via Zoom

31 August

12:00pm - 1:30pm

Online via Zoom



Scan the QR code
to register to
attend a session.

Have your say

The rezoning proposal and master plan are now on public exhibition, until 11 September 2022. View the rezoning proposal and master plan at www.planning.nsw.gov.au/riverwood. You can provide your feedback by submitting a formal submission to DPE.

Comments sent to LAHC will not be considered as a formal submission.

How to make a formal submission

You can make a formal submission in the following ways:



www.planning.nsw.gov.au/riverwood



riverwood.ssp@dpe.nsw.gov.au



Att: Director Eastern & South Districts
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124



Artist impression of Civic Plaza

Any Questions?

Contact LAHC on:



dpe.nsw.gov.au/riverwood

for answers to frequently asked questions



1800 738 718



CommunityEngagement@fac.nsw.gov.au



If you need help with interpreting or translation because English is not your first language, phone All Graduates on 1300 652 488 and ask them to ring 1800 738 718.

Translating and Interpreting Service

This newsletter has been translated into Traditional Chinese, Arabic and Vietnamese. Copies are available on our website or at the Riverwood Community Centre and Riverwood Library.

本份新聞簡報有繁體中文、阿拉伯文及越南文翻譯文本。請訪問我們的網站(dpe.nsw.gov.au/riverwood) 下載閱讀或前往 Riverwood 社區中心及 Riverwood 圖書館獲取。

تمت ترجمة هذه النشرة الإخبارية إلى اللغة الصينية التقليدية والعربية والفيتنامية. وتتوفر نسخ منها على موقعنا الإلكتروني (dpe.nsw.gov.au/riverwood) أو في المركز المجتمعي في Riverwood ومكتبة Riverwood.

Bản tin này có bản dịch tiếng Hoa Phồn thể, tiếng Ả Rập và tiếng Việt. Tại trang mạng của chúng tôi (dpe.nsw.gov.au/riverwood) hoặc tại Trung tâm Cộng đồng Riverwood và Thư viện Riverwood có những bản tin này.