

# Riverwood Renewal

## Introduction



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

Over the next 15 to 20 years the redevelopment will provide social and private housing, shops and community facilities, along with nearly 5 hectares of parks and plazas.

Around 3,900 new private and social homes could be built to address the growing and changing housing needs in the area. This 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.

This renewal will create a safe, active and integrated community with a mix of modern social and private housing with access to transport, services and open spaces.



### Renewing Riverwood estate will provide:



**A mix of social and private housing**



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



**New, well-designed housing that meet accessibility standards**



**A range of modern, quality housing to suit different lifestyles**

# Riverwood Renewal

## Consultation



### What we've heard so far

In 2016 and 2017, we consulted with the community on the options and development of a master plan that could deliver nearly 6,000 new homes with building heights of up to 20 storeys.

**132**  
interviews  
and surveys  
completed

**170**  
people  
attended drop  
in sessions

**202**  
calls and  
visits to the  
Riverwood  
Community  
Liaison office

## What the community told us & how the plans have responded

	Community requests	How the plan has responded
	Fewer and lower buildings	Reduced the number of homes to approximately 3,900. Reduced heights to a maximum of 12 storeys in three locations.
	A range of housing that meets identified demand	A range of 1, 2 and 3-bedroom apartments and terrace housing for singles, couples and families. Housing with the latest standards in design and accessibility including seniors.
	Connected bike and walking paths and improved streets	A new and clear road pattern will connect the neighbourhood. Wider streets and roads to allow cars, buses, pedestrians and cyclists to move about safely. New off-road cycling and walking paths.
	Playgrounds for a range of ages and abilities	6 new parks, including Community Greenway, connecting Riverwood Public School with Belmore Road. Accessible play and recreation areas.
	Improved parks, plazas, green spaces and community gardens	Around 5 hectares of open space.
	More community facilities and services	Up to 4,800m <sup>2</sup> of floor space that could be used for shops, cafes and community facilities.



# Riverwood Rezoning Proposal



## Land and Housing Corporation (LAHC) is planning the renewal of Riverwood estate.

The first step in the planning process is to ask the Department of Planning and Environment (DPE) to change the planning rules that control what can be built within the Riverwood estate. LAHC have prepared a rezoning proposal and master plan, which are the formal documents needed to make this change.

### What is a rezoning proposal?

A rezoning proposal is a document that asks to change the rules for how land can be developed and used. This process is called rezoning and includes asking DPE to change the zoning and development controls outlined in the local environment plan (LEP).

### What is an LEP?

An LEP is a planning document that sets out the rules for how land can be developed and used. LEPs help to guide planning decisions by setting out the zoning and development controls that apply to a particular place.

### What is a master plan?

A master plan is a document that shows where new buildings, streets, parks and community facilities could be located.

### What's happening now?

The master plan and rezoning proposal are now on public exhibition, and the community is invited to provide feedback to DPE through a formal submission.

### What happens next?

DPE will use feedback from the community and planning documents when deciding if it will recommend the Minister for Planning and Minister for Homes approve the proposal.

If approved, LAHC will start planning for the first stage of renewal.

Approval of the rezoning proposal does not grant approval to start building. The plans for any buildings will go through a separate development approval process. Community members will have another chance to provide feedback at this point.

## 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 and master plan are 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 from 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 tenants
- Preparation of further development applications
- Construction of new housing, parks and infrastructure

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## What is a Development Control Plan?

A Development Control Plan (DCP) is a local council document that provides detailed planning and design guidelines to support the LEP.



Type of planning control	What's there now?	Proposed Planning Controls*	What this means for you
<b>Land Use Zoning</b>	Currently zoned part R4 High Density Residential and part R3 Medium Density Residential	Part R4 High Density Residential, part B2 Local Centre and part RE1 Public Recreation	Allowing more public open space, more housing, and a local centre
<b>Height of Buildings</b>	Current maximum height of buildings of is 11.5 metres for land zoned R4 High Density Residential and 8.5 metres for land zoned R3 Medium Density Residential	A range of heights between 12m metres and 41 metres	Allowing taller buildings within Riverwood estate, ranging from 3 to 12 storeys
<b>Floor Space Ratio (FSR)</b>	Current maximum FSR of 0.9:1 FSR for land zoned R4 High Density Residential and 0.5:1 FSR for land zoned R3 Medium Density Residential	A range of FSRs between 0.9:1 and 2.5:1	Increasing the amount of floor space that can be built on a piece of land
<b>Additional Permitted Uses</b>	No additional permitted uses	Allows apartment buildings in B2 local Centre, food and drink premises, neighbourhood shops of up to 250m <sup>2</sup> each and the potential for a 1,000m <sup>2</sup> Supermarket	Allowing more housing, cafes, shops and a range of services in more places within Riverwood estate

\* See section 6 of the Riverwood Estate State Significant Precinct Report for details of the Proposed Planning Controls.

The Riverwood estate renewal will be subject to a new site-specific DCP, which is included in the rezoning proposal. The DCP is available at Appendix B of the Riverwood Estate State Significant Precinct Report. Should the planning proposal be approved, the controls in the proposed DCP and LEP will be incorporated into the Canterbury Bankstown Council LEP and DCP.

# More and better homes

The Riverwood estate renewal will create two distinct neighbourhoods that reflect their surroundings. There will be a mix of social and private housing of the same high-quality design.

The rezoning proposal accommodates a mix of dwelling types, encouraging diversity and catering to the needs of existing and future residents.



## 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:

- Three taller buildings up to 12 storeys, 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.

# Parks and open space

The Riverwood estate renewal is proposed to deliver approximately 5 hectares of open space, including 6 new and 2 improved parks.

All Riverwood estate residents would be within 200m walking distance to open space and would not have to cross more than one road to get there.

## Key features of the new parks:

-  **Roosevelt Park** would service the needs of the wider Riverwood community. The large central lawn would offer a welcoming green space, including an informal sports field and gym equipment
-  **Community Garden Park** would include a new community lawn next to the existing community garden
-  **Community Park** would be a community garden (similar to Karne Street Reserve)
-  **Civic Plaza** would include sports courts and informal seating, providing opportunities for weekend markets and art installations
-  **Community Greenway** would provide open space between Riverwood Public School and Roosevelt Park, featuring play areas, seats and gathering areas.
-  **Salt Pan View** would be an open space leading into Salt Pan Creek Reserve



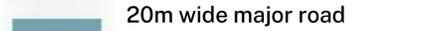
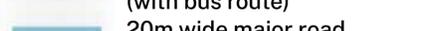
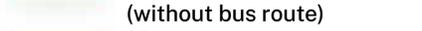
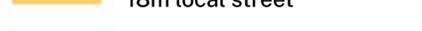
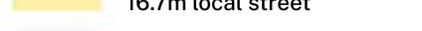
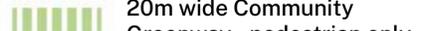
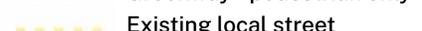
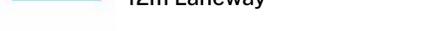
## The open and connected spaces will feature:

-  Existing trees and new plantings providing shade
-  New and improved bike paths
-  Better walking paths, connecting residents with parks and shops
-  Improved street lighting
-  Community gardens, encouraging growing and eating fresh produce

# Traffic and transport

The Riverwood estate renewal will include changes to the existing local roads.

These changes will better connect residents to parks, shops and public transport. The proposed street network will encourage walking and cycling and will provide better links to Riverwood Public School.

- Legend
-  Study area
  -  Signalised intersection
  -  Intersection upgrade
  -  Roundabout
  -  30m wide Roosevelt Avenue
  -  20m wide major road (with bus route)
  -  20m wide major road (without bus route)
  -  18m local street
  -  16.7m local street
  -  20m Park edge
  -  15.7m Park edge
  -  20m wide Community Greenway – pedestrian only
  -  Existing local street bounded by private lots
  -  12m Laneway
  -  8m Existing laneway extension
  -  Minimum 8m through site link
  -  Indicative through site link



## Changes to local roads include:

- ➔ Widening Roosevelt Avenue to become a 30m wide tree-lined boulevard with more space for cars, pedestrians and cyclists
- ➔ Widening Kentucky Road, Union Street and Truman Avenue 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
- ➔ New cycle and pedestrian pathways that better connect with existing pathways
- ➔ Changing the bus route so all residents are within 200m walking distance of a bus stop
- ➔ Building underground car parks within buildings, and providing car parking on all streets, except for laneways.

# People and heritage

## A place that reflects community and heritage

Riverwood's most important feature is its people. The Riverwood estate renewal is designed to support an integrated community that is safer, more attractive, and connected to its past.

## Community facilities and services

The master plan includes up to 4,800m<sup>2</sup> of floorspace for local shops, cafés and services. The new community facilities and open spaces will be well-lit to promote safety.

The master plan includes space for a new 60-place childcare centre, available for a private developer to build and a childcare provider to operate. LAHC will also contribute to Council's development of, or upgrade to, community facilities that could be used for indoor activities.



## Celebrating heritage

### Aboriginal heritage

LAHC acknowledges we all stand on Aboriginal land, and is committed to implementing the principles outlined in the draft Connecting with Country framework. This includes demonstrating an ongoing commitment to planning and creating places that respect Aboriginal cultural heritage and respond to the contemporary social, cultural and economic needs of Aboriginal people.

In delivering the project, we will aim to:

- Ensure locally connected Aboriginal and Torres Strait Islander voices are heard
- Provide opportunities for collaboration and co-design with Aboriginal and Torres Strait Islander peoples
- Celebrate Aboriginal culture and language through opportunities to name or dual-name locations and streets in local traditional language, in collaboration with the community and a community endorsed language expert.

### European heritage

Roosevelt Avenue and existing nearby trees will be retained due to their historic significance.

As part of the detailed design process, LAHC will investigate and document the social history of Herne Bay and Riverwood estate. This will include carrying out archaeological investigations and developing a Heritage Interpretation Strategy.

# Where to get more information and provide feedback



## Have your say

The rezoning proposal will be on public exhibition until 11 September 2022.

View the rezoning proposal and master plan at [www.planning.nsw.gov.au/riverwood](http://www.planning.nsw.gov.au/riverwood).

You can provide feedback on the proposal by a formal submission to the Department of Planning and Environment (DPE).



### Visit

[www.planning.nsw.gov.au/riverwood](http://www.planning.nsw.gov.au/riverwood)



### Email

[riverwood.ssp@dpie.nsw.gov.au](mailto:riverwood.ssp@dpie.nsw.gov.au)



### Post

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

## Any questions?

Contact LAHC



1800 738 718



[CommunityEngagement@fac.nsw.gov.au](mailto:CommunityEngagement@fac.nsw.gov.au)

*\*Submissions must be sent to DPE. Comments sent to LAHC will not be considered as a formal submission.*

## 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.

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.

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.

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

### For private residents

The proposed changes to the planning controls 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.