

RIVERWOOD RENEWAL





OVERVIEW

The Riverwood housing estate is approximately 30 ha of Land and Housing Corporation (LAHC) owned land that has been identified as worthy of investigation for renewal under the Communities Plus program. Communities Plus NSW is an ongoing program that redevelops LAHC sites to deliver integrated social, affordable and private housing.

As part of the investigation into the potential renewal of Riverwood the area has been nominated as a potential State Significant Precinct (SSP). The SSP process provides an avenue for potential State Significant Precincts to be investigated for their suitability for the preparation of an appropriate set of planning rules to enable renewal.



Figure 1



Figure 2

Recent development at Washington Park in Riverwood has demonstrated what can be achieved through redeveloping social housing estates in a diverse community.

This area of Sydney needs more social and affordable housing, more private housing, better amenity and opportunities for residents. The approximately 30 hectares of the Riverwood social housing estate will now be investigated as a State Significant Precinct (SSP), which will involve a detailed study of the area to identify requirements for all types of housing, community amenity, services and infrastructure needed for the local population.

Residents, the community and other stakeholders will have their say on the development of the SSP. It is anticipated that a Study Report and planning framework for Riverwood will be placed on public exhibition in early 2017.

Like the social housing in Washington Park, new social housing will meet modern standards for mobility-impaired and seniors housing, as older residents are a significant part of Riverwood.

Under the proposal current residents will be able to continue to live in Riverwood, in the new housing. The proposal aims to increase social housing supply on the site by at least 20 per cent and introduce a greater mix of private Housing consistent with the aims of *Future Directions for Social Housing in NSW*. LAHC will continue to provide further updates as the proposal progresses, the following material provides an overview of the process and contact details should you require any further information or would like to register for future updates.

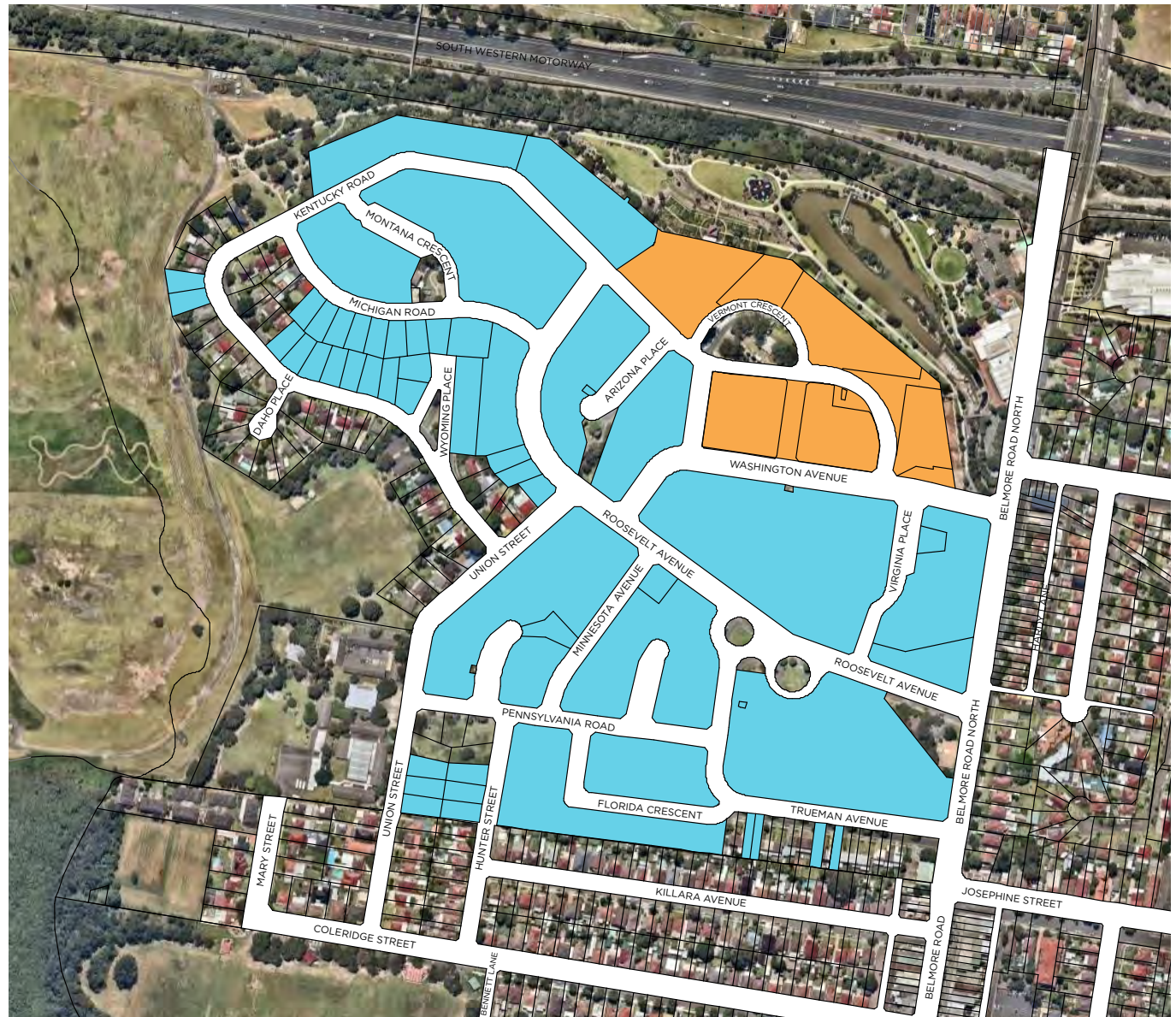
STATE SIGNIFICANT PRECINCT CRITERIA

The NSW Department of Planning and Environment (DPE) has published the State Significant Precincts guideline 2016. The guideline details the matters to be taken into consideration to determine if a site is of State or regional significance and is suitable to be declared as a SSP. By being declared a SSP, the process is triggered to commence detailed investigations into preparing an appropriate set of planning controls for the study area.

To be considered as having State or regional significance a site or precinct must satisfy at least one of the following criteria:

- be a large area of land within a single ownership or control, typically Government owned
- be of State or regional importance in achieving Government policy objectives, particularly those relating to increasing delivery of housing and jobs
- be of State or regional importance for environmental or natural resource conservation
- be of State or regional importance for heritage or historical significance.

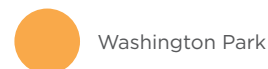
The current LAHC land ownership is shown in figure 3, and will form the basis of the investigation with the exact scope to be determined following consultation with the community and Canterbury Bankstown Council.



Riverwood Estate



LAHC/AHO Assets



Washington Park

Figure 3

Minister for Planning determines:

- that it is a matter of state or regional environmental planning significance
- the public consultation requirements

CURRENT
STAGE



Department issues State Significant Precinct study requirements. These requirements will describe the information needed to justify any proposal and this will include studies such as the Urban Design and Traffic Assessment.



LAHC will prepare a proposal that examines the application of the new policy direction for social housing and looks for opportunities to improve the quality and number of social housing dwellings as well as an appropriate mix of private housing.



DPE co-ordinates Public Exhibition. This will include as a minimum drop in sessions, landowner notification and advertisements in local newspapers.



LAHC will prepare a response to any issues raised in submissions and modify the proposal if appropriate



DPE's recommendation and draft SEPP and maps submitted to Minister



Minister for Planning approves planning framework and development applications can now be submitted

STATE SIGNIFICANT PRECINCT PROCESS

Determination that a site or precinct has potential State or regional significance commences a process of formal engagement with the community and stakeholders.

The planning process is outlined in the diagram opposite. If the detailed assessment determines that a new set of planning rules for an area is warranted the SSP process can facilitate this outcome.

In addition LAHC are developing a comprehensive engagement strategy.

RIVERWOOD LOCATION AND CONTEXT

The NSW Land and Housing Corporation (LAHC) owns the land known as the Riverwood estate. The total landholding is approximately 30 ha and currently contains 994 social housing dwellings. These dwellings comprise a range of housing types from single cottages through to high rise residential flat buildings. The age of the housing stock ranges from dwellings built in the mid 1950's through to relatively recent projects from the mid-2000's.

While the main focus of the investigation is the renewal of LAHC housing, the exact study area will be determined in consultation with the local community, Canterbury-Bankstown Council and other relevant stakeholders.

The Riverwood estate is within a 1100m radius of Riverwood Station and the Riverwood shopping centre located to the south. The estate is also served by bus routes traversing through the area. Immediately to the south east of the estate is the local shopping strip along Belmore Road North.

In addition to proximity to existing public transport services, the estate sits between two public schools, Riverwood Public school to the west and Hannans Road Public School to the east. High schools in the broader locality include Sir Joseph Banks High School, Punchbowl Boys High Schools, Bankstown Girls High School, East Hills Boys School and Picnic Point High School. The site is well located to access Padstow TAFE and the Milperra campus of Western Sydney University.

The site is in close proximity to and readily accessible to the Bankstown CBD to the north west, and the major employment centres of Milperra and Bankstown Airport.

Recreation facilities in the vicinity of the potential study area include, Salt Pan Creek Reserve, the YMCA Morris Iemma Sport Centre, Riverwood Branch Library, Riverwood Community Centre and Riverwood Park.


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- The map illustrates the Riverwood estate and its surrounding context. Key features include:
- Roads:** Fairford Rd, Belmore Rd, and the M5 motorway are shown in orange.
 - Public Transport:** Riverwood Train Station (T) and several bus routes (numbered 1-16) are indicated.
 - Parks and Recreation:** Salt Pan Reserve (3), Riverwood Park (5), and Punchbowl Park (14) are shown in green.
 - Schools:** Riverwood Public School (4), Hannans Road Public School (13), Punchbowl Public School (15), and Peakhurst Public School (16) are marked.
 - Community and Employment:** Padstow TAFE NSW (1), Children's Education and Care Centre (9), Future Library/Seniors Community Centre (10), Riverwood Community Centre (11), YMCA Morris Iemma Sports Centre (12), and Riverwood Plaza (6) are marked.
- | | |
|-----------------------------|---|
| 1. Padstow TAFE NSW | 9. Children's Education and Care Centre |
| 2. Padstow Train Station | 10. Future Library/Seniors Community Centre |
| 3. Salt Pan Reserve | 11. Riverwood Community Centre |
| 4. Riverwood Public School | 12. YMCA Morris Iemma Sports Centre |
| 5. Riverwood Park | 13. Hannans Road Public School |
| 6. Riverwood Plaza | 14. Punchbowl Park |
| 7. Riverwood Train Station | 15. Punchbowl Public School |
| 8. Riverwood Branch Library | 16. Peakhurst Public School |

FIGURE 4

VISION



The main action of the *Future direction in Social Housing in NSW* policy is to renew existing housing estates and provide more and better quality social housing in a 70:30 mix, ensuring these areas are integrated within their communities and providing equal access to opportunities for all. Investigation of the Riverwood estate as a SSP will facilitate the progressive renewal of the existing housing stock consistent with this policy objective.

The current housing renewal of the adjoining Washington Park development provides an example of a renewal project containing social and private housing opportunities that could be taken as a positive cue for further renewal under the Communities Plus program for the Riverwood Estate. Washington Park within Riverwood is creating a new community that includes private and social housing of a high standard. It is anticipated that any renewal would be in a range of building types and forms from low rise through to medium rise buildings.

Possible types of development are provided in the following images to demonstrate an anticipated scale of buildings that could be included in a future redevelopment of the estate.

It is anticipated that any study for the SSP process would review the urban structure and investigate options to improve the circulation and permeability through the site, opportunities to adapt and reconfigure the existing circulation network and augment existing open space and landscape opportunities.



MEDIUM-RISE, RALPH STREET ALEXANDRIA



MEDIUM-RISE, LILYFIELD



LOW-RISE CLACK ROAD, CHESTERHILL



MEDIUM-RISE PINDARI, RANDWICK



MEDIUM TO HIGH-RISE, ERSKINEVILLE

COMMUNITY AND AGENCY ENGAGEMENT

Integral to the process of investigating the renewal potential of Riverwood will be the engagement with the existing community and other stakeholders. A comprehensive engagement strategy is being developed and regular updates will be provided. LAHC will be working closely with the local community, Canterbury-Bankstown Council, the Department of Planning, Transport for NSW and other stakeholders in the development of a proposal that builds on the existing attributes of the area and respects the needs of all of the stakeholders.

In addition to the LAHC engagement strategy the SSP process also has a formal exhibition component where a draft proposal is publicly exhibited. This will usually include drop in information sessions, resident notification and newspaper advertising. LAHC will provide a response to any submissions received through this formal process and amend the proposal if appropriate.



COMMUNICATION

If you have any questions about the redevelopment process or would like to talk to someone, you are welcome to speak with staff at the Riverwood Family and Community Services office. The office is open between 9.00 am and 5.00 pm Monday to Friday. Alternatively, you can call the office on (02) 9584 4800 or email Riverwood@facs.nsw.gov.au



RIVERWOOD RENEWAL



COMMUNITIES PLUS