

Scoping Report for SSDA

2-6 Virginia Place, 5 & 163-167 Belmore Road, Riverwood

Concept and detailed Stage 1 SSDA for Residential Flat Buildings
(Social and Market Housing)

NSW Land and Housing Corporation

Homes NSW

July 2026



SEARs Request

Homes NSW are seeking SEARs for a State Significant Development Application (SSDA), lodged under Schedule 1, Section 26 - Housing development carried out by certain public authorities (NSW Land and Housing Corporation) of the SEPP (Planning Systems) 2021.

The estimated cost of the development is approximately \$250M *(to be confirmed at lodgement of the SSD application)*.

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Project Summary



- Located at 2-6 Virginia Place, 5 & 163-167 Belmore Road, Riverwood (known as Virginia Place). Within Canterbury-Bankstown LGA.
- Concept and Stage 1 detailed SSDA (request for project specific SEARs)
- Concept Proposal for ~236 dwellings including 3 x Residential Flat Buildings, open space and through site link.
- Stage 1 includes detailed design of 1 x RFB for social housing comprising ~125 dwellings. Note demolition of 1 x RFB will be included in the scope of this application, however, 2 x RFBs will be demolished via a REF under a Part 5 of the *Environmental Planning and Assessment Act 1979*.
- Minimum 50% Social Housing, remainder Market Housing across the site
- Site zoned R4 High Density Residential under Canterbury-Bankstown LEP 2023
- Landowner and Applicant: NSW Land and Housing Corporation
- Potential HAFF 3 project
- Target submission date: September 2026

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Site Context and Details

Site Overview



 THE SITE

NOT TO SCALE 

- The site is located within the Riverwood Estate, which has good access to open space, public transport and other amenities.
- The site is well located, within an accessible area being ~450m to Riverwood Train Station
- Site area: 10,610m²
- Existing development includes 7 x RFBs, comprising social housing dwellings.
- No heritage or bushfire affectation.

Site Context





Social Housing Dwellings

Riverwood Estate Masterplan 2022 - Page 25



Gardens and Landscaping Character

Riverwood Estate Masterplan 2022 - Page 46



Edible Gardens

Photo from Walk on Country Session



Washington Ave, Riverwood

Riverwood Estate Masterplan 2022 - Page 122



Roosevelt Ave Neighbouring Building

Google Streetview 2026



Virginia Place footpath is narrow

Photo from Walk on Country Session

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Planning Context

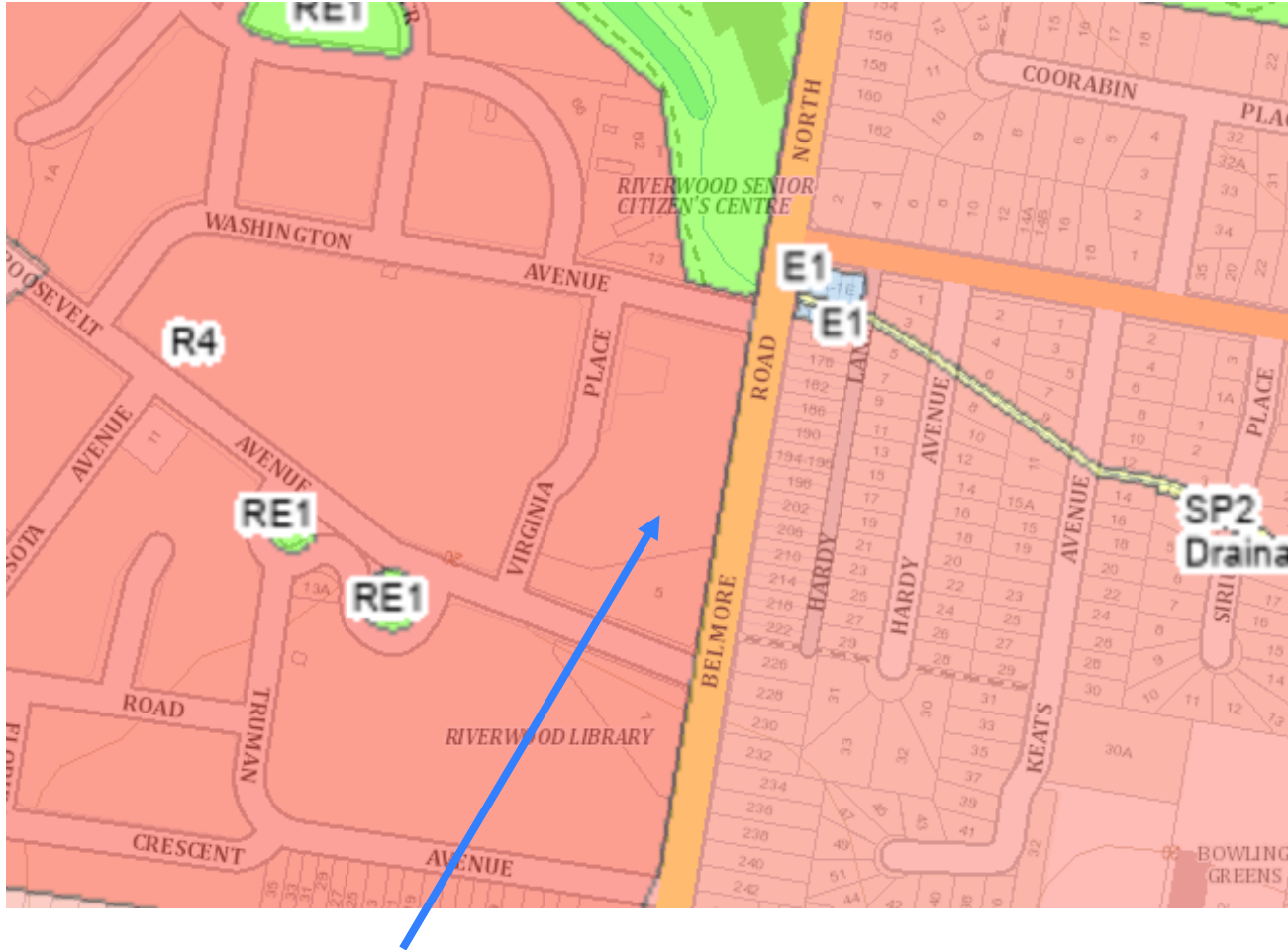
Planning History

- **Riverwood Estate** has been identified for renewal since the **mid-2010s** due to its ageing social housing stock and strong potential to deliver more affordable housing in a well-located precinct.
- An original **State Significant Precinct (SSP)** proposal sought to renew the broader estate over 15–20 years, delivering approximately 3,900 dwellings, new open space, improved streets, active transport links and community infrastructure.
- Following exhibition, the **proposal was reduced** due to increased construction costs and market conditions. The SSP focused on land bound by Belmore Road, Virginia Place, Roosevelt Avenue and Washington Avenue (**Stage 1**).
- The revised planning controls for Stage 1 was finalised in July 2024, enabling **~420 apartments**, including **50% social housing and 50% market housing**, together with local retail uses and improved pedestrian and cycle connections.
- The current proposal delivers fewer dwellings, reflecting construction cost pressures and reduced apartment market demand, while maintaining a strong commitment to social housing.



Land Use Zoning and Permissibility

Canterbury Bankstown LEP 2023 - Land Zoned - R4 High Density Residential



subject site

- The site is zoned R4 High Density Residential.
- A maximum height of 29m and 42m applies.
- A maximum FSR of 2.2:1 applies.
- Clause 6.15 of the Canterbury-Bankstown LEP 2023 requires design excellence to be achieved.
- The site is mapped as APU 26 on the Additional Permitted Uses map. Under Clause 6.35 of the Canterbury-Bankstown LEP 2023, the following apply to the site:
 - 50% of the total GFA to be affordable or social housing provided by or on behalf of a social housing provider.
 - Buildings to have a minimum 15 metre setback to Belmore Road
 - Maximum retail floor area of a neighbourhood shop on the land to 250 sqm

Planning Controls LEP

	Current Planning Controls (CBLEP)	Proposed Development
Zoning	R4 High Density Residential	Complies RFB's are a permitted use in the R4 zone.
Height (m)	29m and 42m	Complies Ranges between 8 and 12 Storeys
FSR	2.2 : 1	Complies <2.2 : 1
Cl 6.35	15m setback to Belmore Road 50% of GFA to be Social/Affordable Housing Max. retail GFA of a neighbourhood shop is 250 sqm	Complies.
Other Controls	The following LEP controls will be addressed as part of the SSDA: • 5.21 Flood planning • 6.1 Acid sulfate soils • 6.2 Earthworks • 6.3 Stormwater management and water sensitive urban design • 6.9 Essential Services • 6.15 Design Excellence	

State Environmental Planning Policies

SEPP	Relevant Sections to be assessed in the EIS
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	• Section 2.119 Development with frontage to classified road • Section 2.120 Impact of road noise or vibration on non-road development • Section 2.122 Traffic-generating development
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	• Chapter 4
<i>State Environmental Planning Policy (Housing) 2021</i>	• Chapter 2: The future SSDA will provide an assessment against Part 2, Division 1 In-fill affordable housing including Sections 15 – 22A. • Chapter 4: The future SSDA will provide an assessment against Chapter 4 of the Housing SEPP. As required by Section 147, a Design Verification Statement will be prepared, along with an assessment against the Apartment Design Guide (ADG). • Chapter 6: The future SSDA will provide an assessment against the relevant Low and Mid-rise Housing Policy controls established by Chapter 6 of the Housing SEPP, noting the height and density provisions under the Canterbury-Bankstown LEP 2023.
<i>State Environmental Planning Policy (Sustainable Buildings) 2021</i>	• Chapter 2
<i>Draft Climate Change and Natural Hazards SEPP</i>	• In February 2026, the NSW Government released the draft Climate Change and Natural Hazards State Environmental Planning Policy (Draft Climate Change SEPP). The proposed SEPP will replace the existing Resilience and Hazards SEPP and will introduce new guidelines for environmental hazards and climate risks through development assessments.

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Proposed Development

The Proposal



Concept Proposal

Dwelling Yield: ~236 dwellings

Tenure: minimum 50% (of total GFA) social housing & remaining market housing

Est. Development Cost: \$250M



Key Details

Height: RFBs a max. of 8 and 12 storeys

FSR: 2.05:1

Mix: Social - 60 x 1 Bed, 53 x 2 Beds, 12 x 3 Beds and Market reference scheme - 44 x 1 Bed, 49 x 2 Beds, 19 x 3 Beds

Car Parking: Social – 72 spaces, Market – reference scheme – 121 spaces)



Stage 1

Site Area: 5,286sqm

Dwelling Yield: ~125 dwellings

Tenure: Social housing

Max. Building Height: 8 Storeys



The proposal is SSD as it will result in **more than 75 dwellings** and estimated development cost of **more than \$30 million** (Schedule 1, Section 26 of *State Environmental Planning Policy (Planning Systems) 2021*)

Building Massing and Proposed GFA

Stage 1

5,286 m²

10,650 m² GFA (51%)

125 social housing units

Apartment Mix

1B 60 (47%)

2B 53 (43%)

3B 12 (10%)

Stage 2

5,558 m²

10,020 m² GFA (49%)

111 market housing units

Apartment Mix

1B 44 (39%)

2B 49 (44%)

3B 19 (17%)

Sitewide

10,610 m²

1.95:1 FSR

20,670 m² GFA

236 units

Indicative Site Plans *(Subject to further design development)*

Concept Proposal



Key ADG Design Criteria (Concept Proposal)



Deep Soil (excluding 15m setback zone)

Achieved – 30% (3,281m²) provided



Communal Open Space

Achieved - 26% of site area (2,834m²) provided



Solar Access

Achieved - 83% of apartments achieve 2 hours solar access in mid-winter



Cross Ventilation

Achieved – 68% of apartments are naturally ventilated



Building Separation

Consistent with ADG Design Criteria

Key ADG Design Criteria (Stage 1)



Deep Soil (excluding 15m setback zone)

Achieved - 21% (1,154m²) provided



Communal Open Space

Achieved - 25% of site area (1,324m²) provided



Solar Access

Achieved - 80% of apartments achieve 2 hours solar access in mid-winter



Cross Ventilation

Achieved – 60% of apartments are naturally ventilated



Building Separation

Consistent with ADG Design Criteria

Key DCP Controls

	DCP	Virginia Place Development
Maximum Building Height	4-6 storey street wall 8 storey upper setback 12 storey setback Bldg C	6 storey street wall ✓ ✓
Maximum Building Setbacks	15m to Belmore Road 3m Typical ground 3m Upper levels	✓ ✓ ✓
Indicative Residential entries & basement access	Vehicle Access from Virginia Place Lobby entries from all streets	✓ Except Washington Ave
Canopy Target	30% tree Canopy Target	✓
Street Connection	Min. 12m site and pedestrian link	✓

Through Site Link

- The Canterbury-Bankstown DCP requires a through site link on the site.
- The redevelopment seeks to future proof the site through link by providing a link from Belmore Road to Virginia Place
- The through site pedestrian link will be completed as part of Stage 2.



through site pedestrian link (in red)

Indicative Floor Plans *(Subject to further design development)*

Stage 1



Ground Level



Typical Level



Typical Upper Level

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Site Characteristics

Site Characteristics

 Vegetation	There is a number of trees and other vegetation located within the site. Some vegetation is concentrated within the setbacks, however there are a number of significant trees centrally located within the site. The existing vegetation is a key design driver for the proposed development and will continue to be as the design develops.
 Site Access	Pedestrian access is available to the site from each street frontage, noting that each existing building upon the site comprises its own specific pedestrian access. There are a number of vehicular access points that are located on Belmore Road and Virginia Place
 Heritage	The site does not contain a heritage item and is not located within a heritage conservation area.
 Topography	The site is affected by a slope of approximately 7 metres across the site, with the highest point located towards the south-western corner of the site, and the lowest point situated in the north-western corner of the site.

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Consultation and Engagement

Consultation with Canterbury-Bankstown Council

Key Outcomes

- Two meetings have been held with Council to date:
 - 28 April 2026
 - 17 June 2026
- Meeting 1 was held to open the dialogue with Council about the redevelopment of the site, and to discuss the preliminary proposal for the site.
- Meeting 2 was held prior to SDRP 1, to ensure that Council were across the proposal that would be presented, and to understand if there were any preliminary concerns with the proposal.
- Council has been generally supportive of the project and has appreciated the opportunity for early engagement.
- Council requested that there is ongoing and early engagement on coordination matters, including (but not limited to) waste management and stormwater.
- Council also requested to be kept informed on timing. It is noted Homes NSW are committed to ongoing engagement with Council throughout the SSDA process.

SDRP 1 Meeting – 19 June 2026

Supported elements of the proposal:

- Commitment to Connecting with Country
- Landscape led strategy
- Intent to retain as many significant trees as possible.
- Intent to create a network of connected courtyards
- Staged redevelopment of the site
- Strong street address for social housing
- Efficient and well considered common circulation and lift cores with views into courtyards and to existing trees.
- Opportunities for open fire stairs to act as attractive alternative circulation space
- Consolidation of car parking
- Commitment to façade articulation and high-quality materials (i.e. brick)
- Efficient waste management strategy

SDRP 1 Meeting 19 June 2026

Further design consideration required:

- SDRP requested the approach to the master plan and site strategy is revised.
- Particular reference is made to the decision not to realign Virginia Place and the potential implications of this on a wider estate redevelopment which may occur in the future.
- While amending the site area of the project is not possible at this time for the applicant, the project team have been undertaking analysis to confirm the proposed development would not prevent such works occurring into the future if the wider estate is to be redeveloped.

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Proposed Assessment of Impacts

Proposed Assessment of Impacts

The following matters will be further assessed within the EIS:

Assessment Matter

- | | |
|--|---|
| • Built Form and Urban Design | • CPTED |
| • Connecting with Country | • Visual Impacts |
| • Landscape and Public Domain | • Aboriginal Cultural Heritage (Due Diligence Assessment) |
| • Residential Amenity | • Stormwater drainage |
| • Design Excellence | • Flooding |
| • Aboricultural Impacts | • Building Code of Australia (BCA) and Fire Safety |
| • Traffic and Parking | • Accessibility |
| • Noise and Vibration | • Contamination |
| • Ecologically Sustainable Development (ESD) | • Geotechnical Impacts |
| • Biodiversity | • Construction Impacts |
| • Social Impacts | • Waste Management |

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Next Steps & Conclusion

Next Steps

- **July 2026:** Homes NSW to lodge request for SEARs
- **July/August 2026:**
 - Further consultation with community
 - Further consultation with Canterbury Bankstown Council
 - Consultation with TfNSW
 - Seek BDAR Waiver
 - SRDP 2 meeting
 - Additional DPHI meeting prior to lodgement of EIS (including confirming studies to support EIS)
- **September 2026:** Homes NSW to finalise preparation of EIS package and lodgement to DPHI
- **October 2026:** Public Exhibition (14 days)
- **November/December 2026:** Homes NSW Response to Submissions submitted and finalised
- **January/February 2027:** Target SSDA approval (subject to caretaker arrangements)

Conclusion

- Homes NSW are seeking SSDA SEARs under Schedule 1, Section 26 - Housing development carried out by certain public authorities (NSW Land and Housing Corporation) of the SEPP (Planning Systems) 2021.
- Homes NSW has met with Council on two occasions (28/4/2026 & 17/06/2026). Council are generally supportive of the redevelopment of the site, and requested:
 - ongoing and early engagement on coordination matters, including (but not limited to) waste management & stormwater.
 - to be kept informed on timing.

Homes NSW are committed to ongoing engagement with Council throughout the SSDA process.

- The State Design Review Panel (SDRP) Meeting No. 1 was held 19 June 2026. Advice and recommendations arising from the design review will be considered in design development. A further SDRP meeting will be held prior to the finalisation of the design and lodgement of the SSDA.
- Homes NSW are currently preparing a Community Engagement Plan which will outline how it will engage with Council, key agencies and other stakeholders.