



New South Wales

# State Environmental Planning Policy Amendment (Riverwood) 2024

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP  
Minister for Planning and Public Spaces

## **State Environmental Planning Policy Amendment (Riverwood) 2024**

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### **1 Name of policy**

This policy is *State Environmental Planning Policy Amendment (Riverwood) 2024*.

### **2 Commencement**

This policy commences on the day on which it is published on the NSW legislation website.

### **3 Repeal of policy**

This policy is repealed at the beginning of the day following the day on which this policy commences.

### **4 Maps**

The maps adopted by *Canterbury-Bankstown Local Environmental Plan 2023* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this policy.

## Schedule 1 Amendment of Canterbury-Bankstown Local Environmental Plan 2023

### [1] Part 6 Additional local provisions

Insert at the end of the part, with appropriate clause numbering—

#### Development at Belmore Road, Riverwood

- (1) This clause applies to the following land at Belmore Road, Riverwood, identified as “APU 26” on the Additional Permitted Uses Map—
  - (a) Lots 400, 401 and 402, DP 221230,
  - (b) part of Lot 467, DP 596801.
- (2) Development consent must not be granted to development on the land unless the consent authority is satisfied that at least 50% of the gross floor area of all the buildings used for the purposes of residential accommodation will be used for—
  - (a) affordable housing provided by or on behalf of a social housing provider, within the meaning of *State Environmental Planning Policy (Housing) 2021*, and
  - (b) social housing premises, within the meaning of the *Residential Tenancies Act 2010*.
- (3) Development consent must not be granted to development on the land unless a development control plan that provides for the following has been prepared for the land—
  - (a) building envelopes and built form controls, including storeys and setbacks at ground floor and upper storeys, and bulk, massing and modulation of buildings,
  - (b) appropriate vehicle and pedestrian access,
  - (c) improved pedestrian and cyclist connectivity,
  - (d) sustainable transport, including strategies to encourage increased use of public transport, walking and cycling, and by providing for appropriate car parking,
  - (e) the transition to surrounding land, through built form, deep soil planting and additional landscaping,
  - (f) mitigation of environmental impacts, including overshadowing and impacts on solar access and visual and acoustic privacy,
  - (g) improvements to landscaped areas, including tree retention and canopy cover,
  - (h) application of the principles of the crime prevention through environmental design, including through natural surveillance, access control, territorial reinforcement and space management,
  - (i) heritage conservation, including Aboriginal and European conservation.
- (4) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied the building will have a setback of at least 15m from Belmore Road.
- (5) The retail floor area of a neighbourhood shop on the land must not exceed 250m<sup>2</sup>.

**Note—** Clause 5.4(7) imposes a limit of 100m<sup>2</sup> for neighbourhood shops on all other land.

**[2] Schedule 1 Additional permitted uses**

Insert at the end of the schedule, with appropriate clause numbering—

**Use of certain land at Belmore Road, Riverwood**

- (1) This clause applies to the following land at Belmore Road, Riverwood, identified as “APU 26” on the Additional Permitted Uses Map—
  - (a) Lots 400, 401 and 402, DP 221230,
  - (b) part of Lot 467, DP 596801.
- (2) Development for the purposes of neighbourhood supermarkets and food and drink premises is permitted with development consent.