



New South Wales

State Environmental Planning Policy (Precincts—Central River City) Amendment (Railway Terrace Site) 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

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1 Name of policy

This policy is *State Environmental Planning Policy (Precincts—Central River City) Amendment (Railway Terrace Site) 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This policy is repealed at the beginning of the day following the day on which this policy commences.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 the following environmental planning instruments are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this policy—

- (a) *State Environmental Planning Policy (Precincts—Central River City) 2021*, Chapter 3,
- (b) *State Environmental Planning Policy (Planning Systems) 2021*, Chapter 2.

Schedule 1 Amendment of State Environmental Planning Policy (Precincts—Central River City) 2021

[1] Section 3.7 Maps

Omit “persons making the instruments” from section 3.7(1)(b). Insert instead “Minister”.

[2] Appendix 7 Alex Avenue and Riverstone Precinct Plan 2010

Insert at the end of Part 6, with appropriate section numbering—

Development on Railway Terrace Site

- (1) This section applies to land identified as “Item 1” on the Key Sites Map.
- (2) Development consent may be granted to development that will result in a building with a height of up to 35m and a floor space ratio of up to 3.5:1 if the consent authority is satisfied of the matters specified in subsections (3)–(8).
- (3) The total gross floor area of all buildings on the land to which this section applies used for the purposes of centre-based child care facilities will be at least 2,000m².
- (4) At least 3,000m² of the land to which this section applies will be publicly accessible open space.
- (5) The building will not create additional overshadowing on 50% or more of the land identified as “Item 2” on the Key Sites Map between 11am and 2pm on 21 June in each year.
- (6) If the building will be used for the purposes of residential accommodation, the building must comply with one of the following—
 - (a) at least 10% of the gross floor area of the building will be used for the purposes of affordable housing that—
 - (i) will be managed by a registered community housing provider in perpetuity, and
 - (ii) comprises dwellings with a gross floor area of at least 50m² each,
 - (b) the following requirements for affordable housing and build-to-rent housing—
 - (i) at least 15% of the gross floor area of the building will be used for the purposes of affordable housing that—
 - (A) will be managed by a registered community housing provider for at least 15 years, and
 - (B) comprises dwellings with a gross floor area of at least 50m² each,
 - (ii) at least 15% of the gross floor area of the building will be used for the purposes of build-to-rent housing under *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 4 for at least 15 years.
- (7) The consent authority must be satisfied the development exhibits design excellence, having taken into account a review of the development carried out by a design review panel.
- (8) In deciding whether the development exhibits design excellence, the consent authority must consider the following—
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

- (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
- (c) whether the development will detrimentally impact view corridors,
- (d) how the development addresses the following matters—
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) the relationship of the development with other development, existing or proposed, on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (iv) bulk, massing and modulation of buildings,
 - (v) street frontage heights and streetscape constraints,
 - (vi) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
 - (vii) the achievement of the principles of ecologically sustainable development,
 - (viii) pedestrian, cycle, vehicular and service access and circulation requirements,
 - (ix) the impact on, and any proposed improvements to, the public domain.
- (9) In this section—
design review panel means a panel of at least 3 persons established by the consent authority.

Schedule 2 Amendment of State Environmental Planning Policy (Planning Systems) 2021

Schedule 2 State significant development—identified sites

Insert after clause 2(h)—

- (i) Railway Terrace Site.