



15 July 2011

Planning Assessment Commission

Concept Plan for residential renewal, Riverwood North

Concept Plan

The Concept Plan seeks approval for:

- staged redevelopment of the site for residential purposes;
- 650 dwellings comprising a minimum of 150 social housing dwellings and up to 500 privately owned dwellings;
- a gross floor area of 63,500m² and building envelopes;
- car parking, landscaping, open space, public domain improvements and associated infrastructure.

Delegation to the Commission

A reportable political donation was declared in relation to the application. Consequently the Director-General of the Department of Planning and Infrastructure referred the application to the Planning Assessment Commission for determination under the Ministerial delegation of 28 May 2011.

The Commission consisted of Ms Gabrielle Kibble AO (chair), Ms Donna Campbell and Mr Richard Thorp.

Department's Assessment Report

The Director-General's Environmental Assessment Report provided an assessment of the following issues:

- density;
- built form and urban design;
- environmental and residential amenity;
- transport and traffic impacts;
- developer contributions;
- social impacts; and
- staging.

The Department's assessment found the proposed redevelopment is suitable for the site and would provide significant public benefits to the broader community.

Meeting with the Department

The Commission met with staff from the Department of Planning and Infrastructure on 14 July 2011 for a briefing on the project.

The Commission noted that it supports the proposed renewal of public housing facilities and also agrees that the private housing would help to promote a diverse social mix within the local community.

Commission's Determination

The Commission has considered the DG's Report and associated documents including the submissions on the proposal, statement of commitments and recommended conditions of approval. The Commission is satisfied with the Department's assessment, which found that the proposal is suitable for the site and in the public interest. Consequently, the Commission has determined to approve the Concept Plan, subject to the recommended modifications.

Gabrielle Kibble AO
Chair

Donna Campbell
Member

Richard Thorp
Member