



29 September 2011

**Riverwood North Estate Residential Renewal Project
Concept Plan – Modification 1**

Concept Plan

The Riverwood North Estate Residential Renewal Project Concept Plan was approved by the Planning Assessment Commission on 15 July 2011. The Concept Plan approval comprises:

- Staged redevelopment of the site for residential purposes,
- 650 dwellings comprised of 150 social housing dwellings (Phase 1) and 500 privately owned dwellings (Phase 2),
- 63,500sqm of GFA and building envelopes,
- Car parking, landscaping, open space and other infrastructure, and
- Public domain improvements.

The Proposal

The proposed modification seeks to increase the height of the Phase 2 building envelopes under the approved Concept Plan. The modifications seek to vary the building heights between 0.3 metres and 2 metres.

Delegation to the Commission

The Proponent has disclosed a reportable political donation made within 2 years prior to the submission of the original Concept Plan. In accordance with the Minister's delegations to the Commission dated 28 May 2011, the Project has been referred to the Commission for determination. The Commission consisted of Mr Richard Thorp (Chair).

The Department's Assessment Report

The Director-General's Assessment Report covered the following issues:

- Stormwater flooding, and
- Minimum ceiling heights and capacity for serving.

The Department's assessment found that the proposed modifications sought for minor RL height increases to building envelopes are satisfactory, as they would have negligible amenity impacts and are necessary to provide flexibility for future buildings to address minimum stormwater flood level clearance requirements.

Meetings with the Department

On 28 September 2011, the Commission met with representatives from the Department. In its briefing, the Department outlined the relevant history of the project and the reasons for the modification which seek to address flood related issues and minimum ceiling heights.

Commission's Determination

The Commission is satisfied that the Department has appropriately considered all relevant aspects of the modification in their assessment and has determined the Modification should be approved, subject to the recommended Terms of Approval by the Department.

Richard Thorp
PAC Member