

Department of Planning, Housing and Infrastructure

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Explanation of Intended Effect

Rezoning Proposal – The Riverstone Town Centre

June 2025



Artist's impression of the Riverstone Town Centre

Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Dharug people as the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Explanation of Intended Effect - Rezoning Proposal for Riverstone Town Centre

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1 Introduction

This Explanation of Intended Effect (EIE) sets out proposed amendments to the *Blacktown Local Environmental Plan 2015* (Blacktown LEP 2015) to facilitate the rezoning of the Riverstone Town Centre (the Rezoning Proposal).

The Rezoning Proposal provides for the redevelopment and revitalisation of the Riverstone Town Centre. It is estimated that this will enable the delivery of approximately 3,600 new homes, over 5 hectares of employment land and 8 hectares of new and improved open space. At full development, the Riverstone Town Centre could have a population of approximately 9,500 people and provide over 1,200 jobs.

The Rezoning Proposal is to be implemented through a self-repealing State Environmental Planning Policy (SEPP) made under section 3.29(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that will amend the Blacktown LEP 2015.

This EIE is being exhibited in accordance with section 3.30 of the EP&A Act to allow the public to make submissions. All submissions will be considered by the Department of Planning, Housing and Infrastructure (Department) as part of the finalisation of the Rezoning Proposal.

The public are invited to comment on all matters in this EIE and supporting documentation. The EIE and supporting technical studies can be viewed online on the NSW Planning Portal.

1.1 Site location and existing development

The Riverstone Town Centre is located approximately 11km north-west of the Blacktown CBD and 38km north-west of the Sydney CBD. The lands affected by the Rezoning Proposal are generally bounded by Hobart Street to the north-west, Brisbane Road and Piccadilly Street to the north east, Garfield Road East to the south east and the Richmond Railway Line to the south west, see **Figure 1**. The area is currently home to over 1,500 people, comprising of approximately 540 homes.

Most of this area is located within 1.2km of the Riverstone Station and currently includes:

- low scale retail and business premises along Garfield Road East
- the Riverstone Village Shopping Centre
- community services and recreational uses including the Riverstone Neighbourhood Centre, the Riverstone Library and the Riverstone Swimming Centre
- Riverstone Schofields Memorial Club and Riverstone District Bowling and Recreation Club
- approximately 3.2 hectares of open space.



Figure 1: The Riverstone Town Centre Rezoning Proposal area

1.2 Strategic planning context

The Riverstone Town Centre is located within the Riverstone Precinct of the North West Growth Area (NWGA). In May 2010, the majority of the Riverstone Precinct was rezoned and incorporated into the now repealed *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). However, a portion of the Precinct, including the Riverstone Town Centre, was not rezoned and retained planning controls under the Blacktown LEP 2015.

On 22 November 2017 Blacktown City Council (Council) adopted the *Riverstone Town Centre Masterplan*. To implement the masterplan, from 2018 to 2021, Council prepared a [planning proposal](#) for land in the Riverstone Town Centre.

In 2021 and 2022 a series of flood events occurred across the Hawkesbury Nepean Valley. Following these events, the NSW Government commissioned the 2022 Flood Inquiry. The Inquiry led to recommendations for development in the Hawkesbury Nepean Valley, including the Riverstone Town Centre. It also resulted in the proposal being considered by one of the Department's Flood Advisory Panels.

Considering these events and advice of the Flood Advisory Panel, in October 2023, the Minister for Planning and Public Spaces announced that the planning proposal would not proceed in its existing form due to unresolved flood risk and traffic management concerns.

On 30 September 2024, the Riverstone Town Centre was identified as a State-led rezoning project to proceed under the [State Significant Rezoning Policy](#) and, as a result, the Department has prepared this Rezoning Proposal.

1.3 Vision

The Riverstone Town Centre is identified as:

- a 'local centre' in the Greater Sydney Commission's *Our Greater Sydney 2056 Central City District Plan*, March 2018
- an urban renewal precinct in the *Blacktown Local Strategic Planning Statement 2020*.

The vision for the Riverstone Town Centre as outlined in the *Blacktown Local Strategic Planning Statement 2020* is that the town centre be a vibrant and sustainable centre that provides opportunities for the growing residential and business communities of the NWGA and is supported by an upgraded rail crossing and a community hub.

The Department supports Council's vision for the revitalisation and redevelopment of the town centre.

In collaboration with Council and Government agencies, the Department has developed these guiding principles that have informed the Rezoning Proposal:

- **Development intent** – Provide opportunity for new and increased retail, commercial, residential and community services development while retaining a country town character, distant views to the Blue Mountains and providing visual and active linkages along Market Street between the Riverstone Station and the Riverstone Swimming Centre.
- **Flood risk management** – Relocate the town centre and new residential development away from high-risk flood areas and ensure evacuation during flood events can be achieved.

1.4 Land outside of the Rezoning Proposal area

The Department acknowledges the broader locality in which this Rezoning Proposal sits and the importance of its connection with neighbouring development.

Land south of Garfield Road East

Transport for NSW has plans to upgrade Garfield Road East between Denmark Road and Piccadilly Street to address increased traffic demand and reduce congestion in the area, particularly at the railway level crossing, and to provide safe and efficient access to the surrounding road network.

The proposed upgrade is in the strategic design phase. Therefore, lands to the south of Garfield Road East have not been included in this Rezoning Proposal. These lands are, however, identified as a “Future Investigation Area” that could be subject of a rezoning when there is more certainty about the project, see **Figure 2**.

Connection with Riverstone West

The Rezoning Proposal includes improved active transport connections to link the Rezoning Proposal area with the Riverstone West Precinct and facilitate access to jobs and open space areas.



Figure 2: Future investigation area

2 Proposed changes to planning controls

This section sets out the proposed amendments to planning controls to realise the vision set out in section 1.3 of this EIE.

2.1 Land use zones

Land within the Rezoning Proposal area is currently zoned R2 Low Density Residential, E1 Local Centre, RE1 Public Recreation, RE2 Private Recreation and SP2 Infrastructure under the Blacktown LEP 2015, see **Figure 3**.

The Riverstone Town Centre is proposed to be rezoned R4 High Density Residential, R3 Medium Density Residential, R2 Low Density Residential, E1 Local Centre, MU1 Mixed Use, SP2 Infrastructure, RE1 Public Recreation, RE2 Private Recreation and E4 General Industrial under the Blacktown LEP 2015, see **Figure 4**.

The rezoning will allow for a variety of residential, retail, commercial and industrial development supported by areas proposed for community facilities, open space, drainage and carparking.

It is anticipated that new residential development will be predominantly residential flat buildings, townhouses, dual occupancies and single dwellings with new retail, office and business development being focussed on George Street between Market Street and Mill Street.

Note, residential flat buildings are not currently permitted in the E1 Local Centre or MU1 Mixed Use zones of the Blacktown LEP 2015. It is proposed that the Blacktown LEP 2015 be amended to permit, with consent, residential flat building within these zones in the Rezoning Proposal area.

The proposed zoning plan also provides sufficient land area for Council's proposed Riverstone Community Resource Hub on the northern side of Market Street between Pitt Street and George Street.

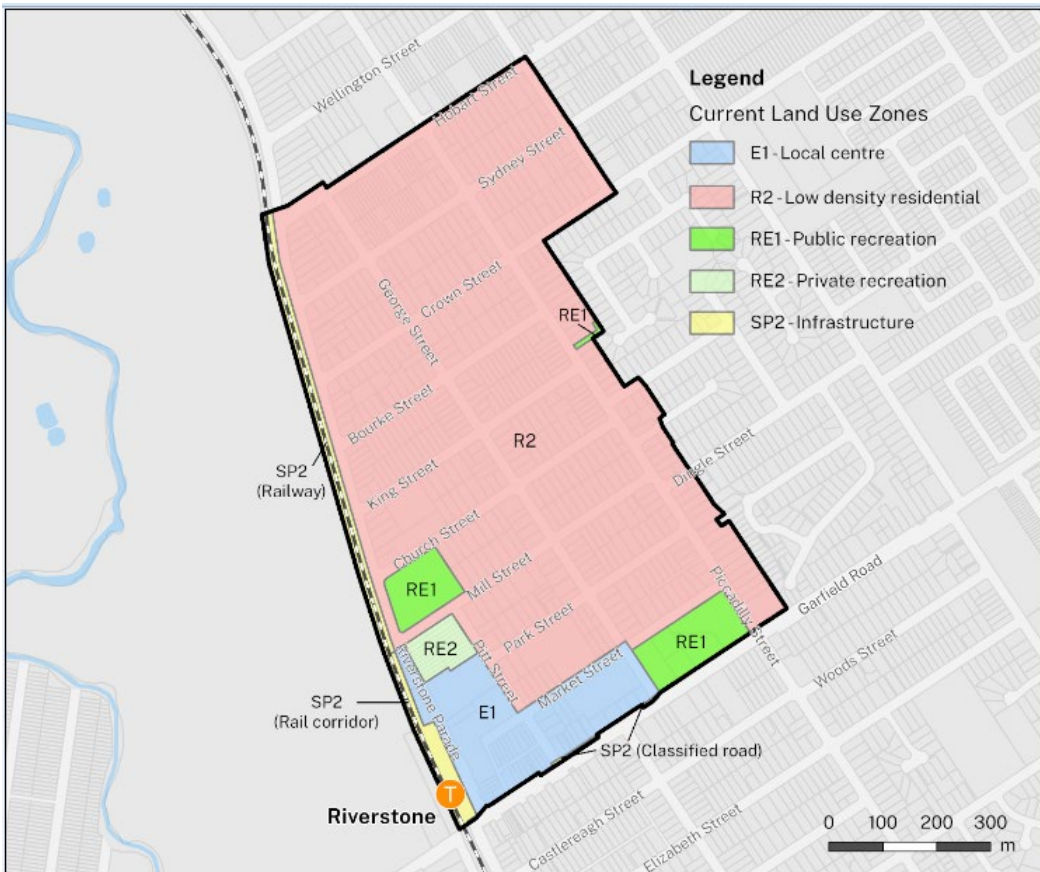


Figure 3: Current Land Use Zone Map

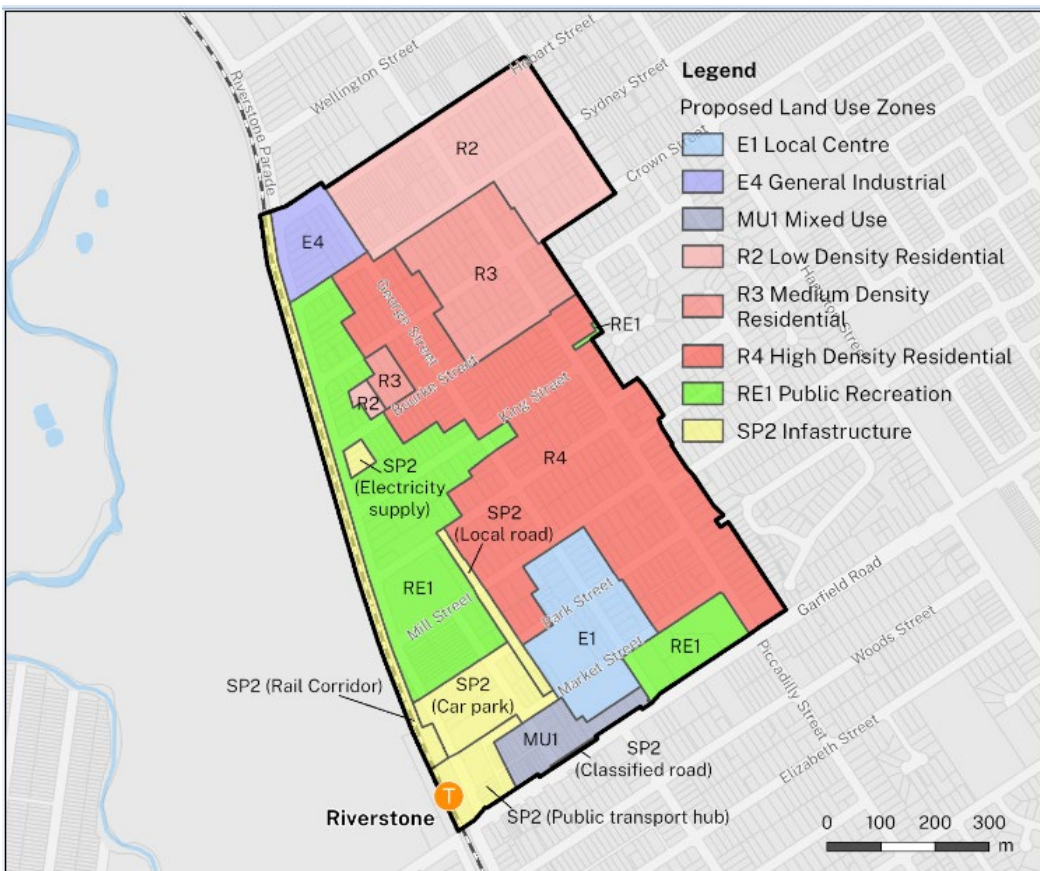


Figure 4: Proposed Land Use Zone Map

2.2 Height of buildings

The maximum height of building control for land zoned R2 Low Density Residential and E1 Local Centre in the Rezoning Proposal area is currently 9 metres, see **Figure 5**. This generally allows for buildings up to 2 storeys in height.

The proposed amendments to the Height of Buildings Map under the Blacktown LEP 2015 are shown in **Figure 6**. The intent of the amendments is to allow for taller buildings near Riverstone Station (up to 15 storeys) and the new local centre along George Street between Market Street and Mill Street (up to 10 storeys) with the height of buildings reducing from a maximum of 8 storeys to 2 storeys as development is located further away from the Riverstone Station and local centre.



Figure 5: Current Height of Buildings Map

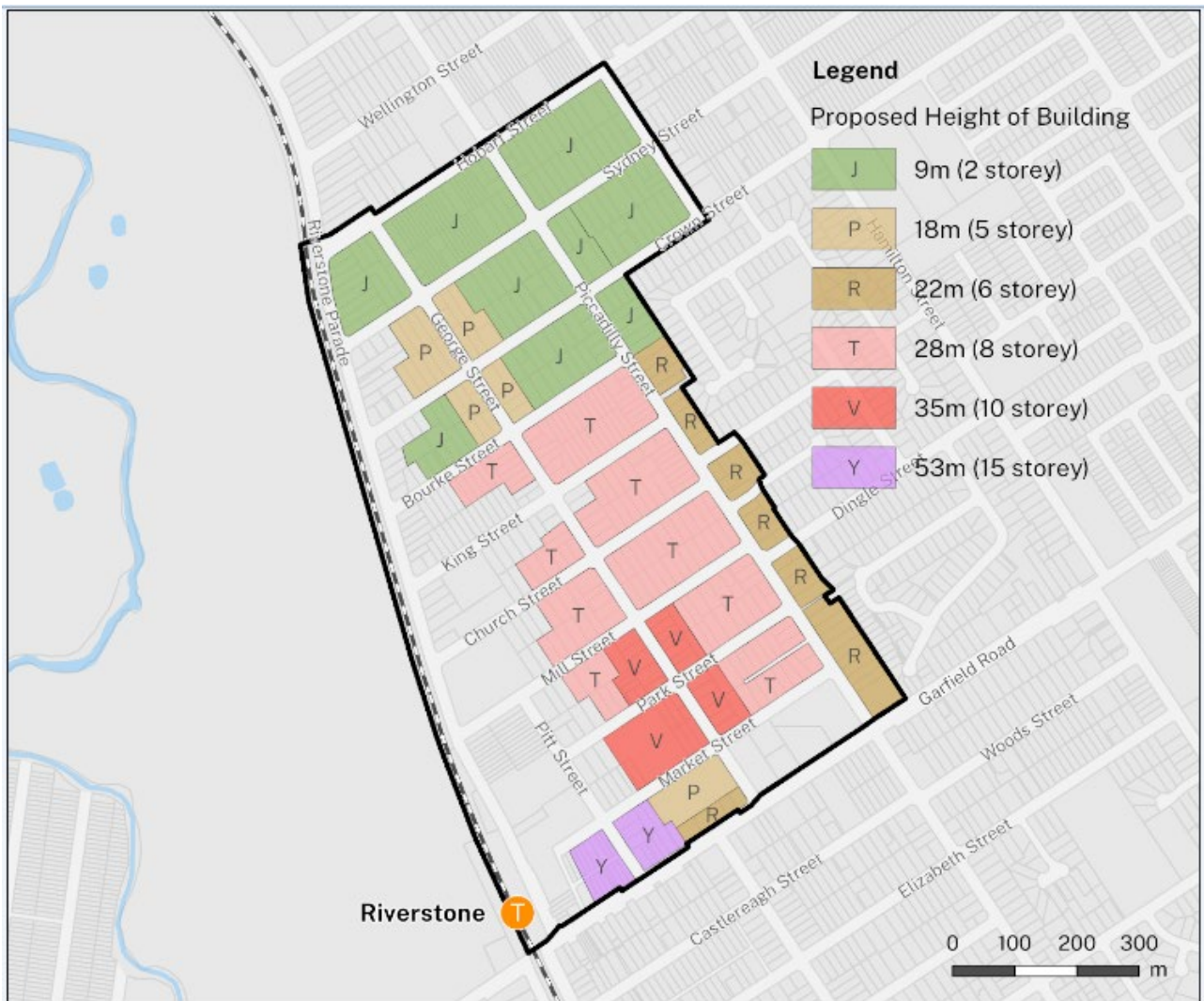


Figure 6: Proposed Height of Buildings Map

2.3 Floor space ratio

A floor space ratio is the ratio of a building's total gross floor area to the size of the land on which it is built. Floor space ratio controls seek to limit the scale of buildings relative to the size of land so that buildings don't appear as overly bulky or overshadow surrounding areas.

At present no floor space ratio controls, under the Blacktown LEP 2015, apply to the Rezoning Proposal area. It is proposed that the Floor Space Ratio Map be amended as shown in **Figure 7**.

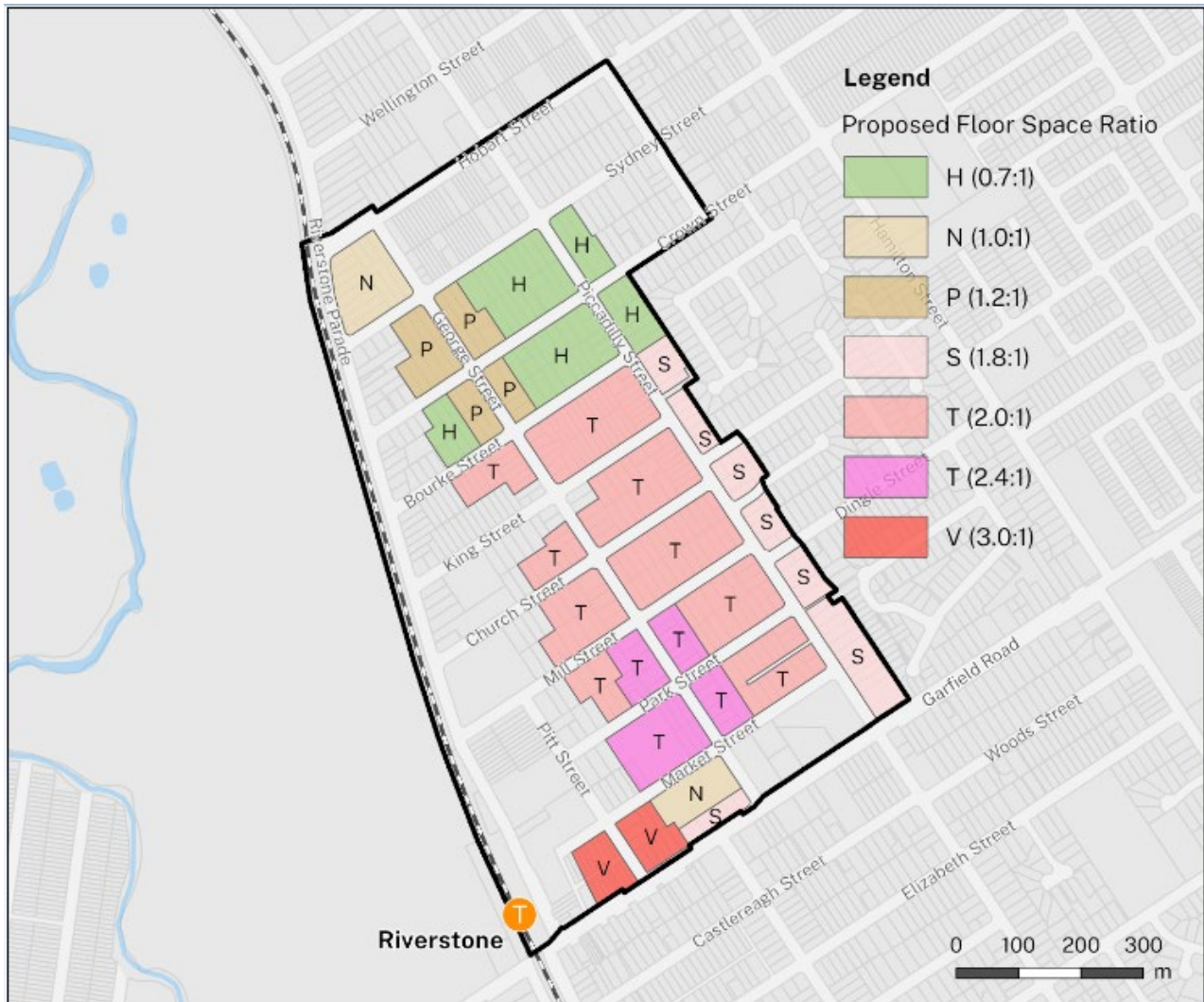


Figure 7: Proposed Floor Space Ratio Map

2.4 Active street frontages

Clause 7.4 of the Blacktown LEP 2015 – Active Street Frontages promotes uses that attract pedestrian traffic along certain ground floor street frontages in selected commercial and mixed use zoned areas

It is proposed that the Active Street Frontages Map be amended to apply to selected sites in the E1 Local Centre and MU1 Mixed Use zoned land as shown in **Figure 8**.



Figure 8: Proposed Active Street Frontages

2.5 Design excellence

Clause 7.7 of the Blacktown LEP 2015 – Design Excellence specifies that development identified on the Design Excellence Map must exhibit design excellence that contributes to the natural, cultural, visual and built character values of Blacktown.

Clause 7.7 currently applies to areas undergoing transformation and redevelopment including parts of Mount Druitt, Rooty Hill, Blacktown and Seven Hills.

The Design Excellence Map is proposed to be amended to include all land within the Rezoning Proposal area, see **Figure 9**.

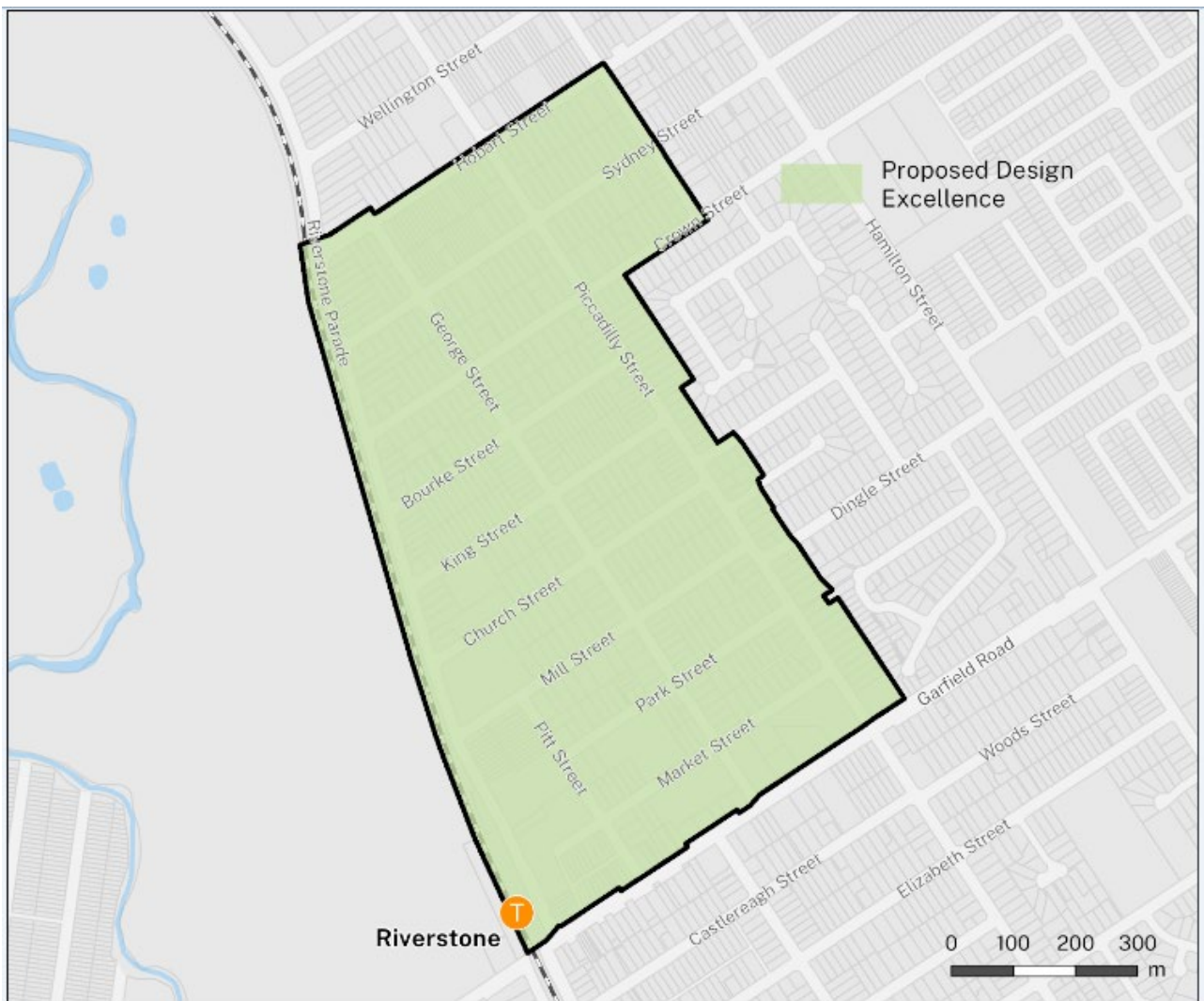


Figure 9: Proposed Design Excellence Map

2.6 Key site amalgamation

It is proposed to amend the Blacktown LEP 2015 to require the amalgamation of existing properties to enable the delivery of key aspects of the plan and manage flood risk.

In the E1 Local Centre zone, a large consolidated site has been identified for the delivery of a new community centre, library, supermarket and a civic square at the block's southern end, creating a cultural and civic heart for the Riverstone Town Centre.

In other land zoned E1 Local Centre and MU1 Mixed Use, the consolidation of land supports the development of taller built forms, ensuring efficient land use and enabling higher-density development adjacent the Riverstone Station.

Consolidation is proposed along George Street between Church and Bourke Streets, to enable development to be provided with an evacuation point (for pedestrians and cars) above the indicative flood planning level. This will also enable the ground floor level and building entrance to be located near street level.

Proposed amalgamation sites are shown in **Figure 10**.

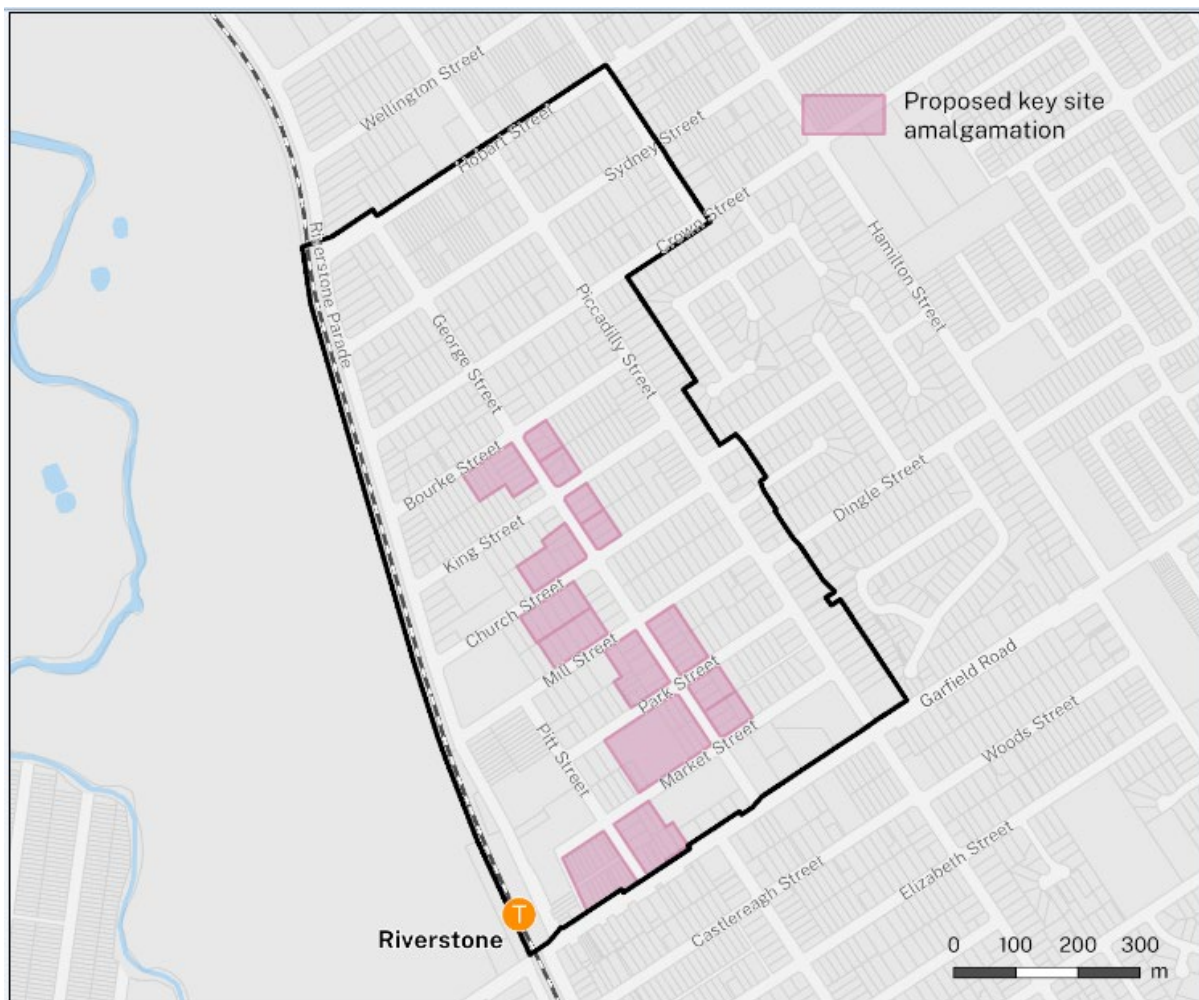


Figure 10: Proposed Key Site Amalgamation Map

2.7 Land reservation acquisition

It is proposed that the Land Reservation Acquisition Map under the Blacktown LEP 2015 be amended to identify land that is to be acquired for a public purpose such as open space, roads and carparking. The proposed Land Reservation Acquisition Map is shown in **Figure 11**.

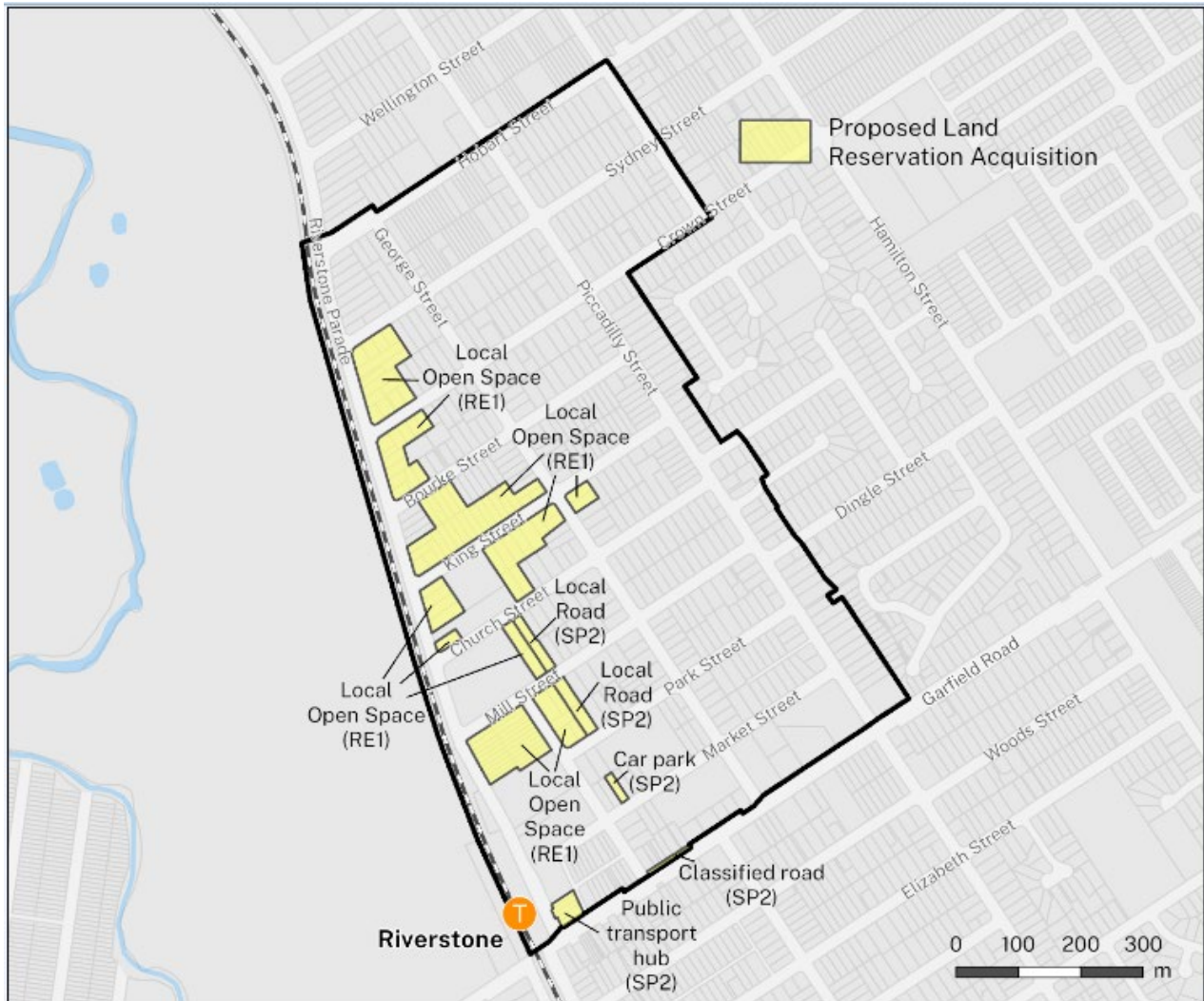


Figure 11: Proposed Land Reservation Acquisition Map

2.8 Minimum lot size - subdivision

The current minimum lot size for subdivision of land within the R2 Low Density Residential zoned land of the Rezoning Proposal area is 450m². No minimum lot size currently applies to E1 Local Centre, RE1 Public Recreation, RE2 Private Recreation or SP2 Infrastructure zoned lands.

Throughout the Blacktown LEP 2015 minimum lot sizes are typically not applied to MU1 Mixed Use, R3 Medium Density Residential or R4 High Density Residential zoned lands. The E4 General Industrial zone immediately north of the Rezoning Proposal area has a minimum lot size of 1500m².

It is proposed that the Lot Size Map be amended by:

- removing the minimum lot size control from lands proposed to be zoned MU1 Mixed Use, E1 Local Centre, R3 Medium Density Residential, R4 High Density Residential, RE1 Public Recreation, RE2 Private Recreation and SP2 Infrastructure
- applying a 1500m² minimum lot size to lands proposed to be zoned E4 General Industrial

The current and proposed Lot Size Maps are shown in **Figure 12** and **Figure 13** respectively.



Figure 12: Current Lot Size Map



Figure 13: Proposed Lot Size Map

2.9 Other matters

Carparking

Public carparking within the Riverstone Town Centre consists of on-street parking and two off street carparking areas between Market Street and Park Street. The Rezoning Proposal seeks to balance the provision of car parking against the desire to minimise vehicular traffic generated in the area and encourage alternative modes of transport.

The Rezoning Proposal is expected to increase parking demand, particularly for residential and commuter uses. Off-street parking demand will be highest for residential land uses and commuter car parking, while on-street parking will be managed by Council.

Different strategies will be required for the mixed-use precinct, local centre, and surrounding streets. Improved public transport may also drive higher demand for commuter parking near the transport interchange, which Transport for NSW will need to assess. Proposed on-street and off-street parking locations are identified in **Figure 14**.



Figure 14: Proposed on-street and off-street parking locations

Affordable Housing

It is proposed to amend the Blacktown LEP 2015 to include a clause that will require all new residential development, including local and State significant development applications, within the Rezoning Proposal area, to make a monetary contribution towards the provision of affordable housing.

The proposed affordable housing contribution rates are a base rate of between 1.5-3 percent of gross floor area across the Rezoning Proposal area and 5-10 percent of gross floor area on key sites. The key sites are located along Garfield Road East and proposed to be zoned mixed use with a height of 15 storeys and an FSR of 3:1. The final base rate and identification of key sites will be determined at finalisation, informed by public exhibition feedback and additional feasibility testing.

It is intended that contributions will be collected and administered by Council and go towards the perpetual provision of affordable housing to be delivered and managed by a registered Community Housing Provider. This approach has been informed by the draft Western Sydney Regional Affordable Rental Housing Contribution Scheme, exhibited by Council from March to April 2025.

Implementation of the affordable housing contribution is proposed to coincide with finalisation of the rezoning. This approach removes the need for Council to prepare an Affordable Housing Contributions Schemes in accordance with the Department's [Guideline for Developing an Affordable Housing Contribution Scheme](#) and ensures that development enabled by the rezoning will immediately contribute toward the provision of affordable rental housing.

The proposed clause will enable the relevant consent authority to impose an affordable housing levy when granting development consent and enable the requirements of section 7.32 of the EP&A Act to be met.

As the Riverstone Town Centre is subject to flood evacuation capacity constraints, no additional affordable housing incentives are proposed within the Rezoning Proposal area. This includes removing the application of the infill affordable housing floor space ratio and height of building bonuses under Chapter 2, Part 2, Division 1 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Blacktown Development Control Plan 2015 (DCP)

The Blacktown DCP 2015 provides detailed development controls that help implement the broader goals and objectives set out in the Blacktown LEP 2015.

Following exhibition of the Rezoning Proposal, the Department will work with Council to prepare amendments to the Blacktown DCP 2015. Amendments may include the following matters (among others):

- Vision and desired future character
- Town Centre structure - movement and place
- Building height (storeys)
- Street setbacks
- Site consolidation
- Active Street frontages and awnings
- Tree canopy and landscape
- Solar access and overshadowing
- Visual and acoustic privacy
- Parking and access
- Open space - recreation and water management
- Flood risk management and related development controls
- Evacuation management and vehicle access points
- Design excellence
- Climate change and sustainability

Any amendment to the Blacktown DCP 2015 would be led by Council and subject to a public exhibition process.

Roof materials

To address urban heat and improve energy efficiency for new residents, the Department will work with Council post-exhibition to consider the inclusion of an additional local provision and/or controls within the Blacktown DCP 2015 about roof materials. This approach is consistent with the recent rezoning proposal for Riverstone East Precinct (Stage 3) which specified that roof materials must have a solar absorptance rating of 0.7 or less (roof solar absorptance is the proportion of the total incident solar radiation that is absorbed by the roofing material, the remainder is reflected).

3 Key considerations informing the Rezoning Proposal

3.1 Urban design and development feasibility

To support the Rezoning Proposal, the Department worked closely with urban designers and other technical specialists to prepare an Urban Design Framework. This work builds upon the work undertaken by Council in the 2017 masterplan. Importantly, it improves the resilience and adaptability of the area by responding to flood risk and future infrastructure needs. Some key features of the Rezoning Proposal are at **Figure 15** and include:

- New main street– a relocated main street along George St, parallel to the railway line. This area is within walking distance of the Riverstone Station and will connect to the existing shops and services along Garfield Road East. Development along the street will be of a comfortable scale within a tree-lined pedestrian friendly environment, linked with existing and new social infrastructure and open space.
- Additional open spaces to support future community needs.
- New homes and retail and commercial development located within walking distance of the new main street and Riverstone Station.
- Key transport interchange and plaza created near Riverstone Station along with additional commuter car parking.

Feasibility

An economic and feasibility analysis was undertaken to support the 2017 masterplan. This has been considered in the preparation of this Rezoning Proposal. Further work on feasibility will be undertaken post-exhibition and will inform the final Rezoning Proposal.



Figure 15: Draft spatial framework for Riverstone Town Centre

3.2 Flood risk management

In October 2023, the Minister for Planning and Public Spaces announced that Council's planning proposal could not proceed in its existing form due to unresolved flood risk concerns. This Rezoning Proposal seeks to respond to these concerns.

The Riverstone Town Centre is subject to riverine and overland flow flooding. The dominant riverine flooding influence is the Hawkesbury River. Most of the land within the Rezoning Proposal area is 'flood prone land', it would flood under the largest flood that could potentially occur at a particular location – known as the Probable Maximum Flood (PMF).

The frequency and risk of flooding varies throughout the town centre with lower land near Riverstone Parade and the Mill Street Reserve being subject to the highest flood frequency and risk, and as the land rises towards Brisbane Road and Piccadilly Street the flood frequency and risk reduces.

Flood planning level

Flood-related development controls apply to areas below the flood planning level on land identified as being within the flood planning area.

Within the Blacktown DCP 2015 the flood planning level is the 1 in 100 chance per year flood (1% Annual Exceedance Probability (AEP)) plus a freeboard, typically up to 0.5 metres.

Council's flood planning level was established prior to:

- Floods that occurred in 2021 and 2022 in the Hawkesbury-Nepean Valley.
- The [2022 NSW Flood Inquiry](#) which recommended
 - NSW take a risk-based approach to calculating flood planning levels
 - flood planning levels be reviewed in high-risk catchments including the Hawkesbury Nepean Valley.
- The Department's Flood Advisory Panel considering Council's planning proposal for the Riverstone Town Centre and recommending remodelling flood scenarios to include impacts of climate change.
- Updates to the [Australian Rainfall and Runoff Guideline](#) for climate change considerations in August 2024.
- The release of various NSW Government flood planning policies and guidance including the [2023 Flood Risk Management Manual](#), the [2024 Hawkesbury-Nepean River Flood Study](#), [Update on addressing flood risk in planning decisions planning circular](#).

Given these events, all residential development in this Rezoning Proposal will be required to provide a minimum habitable floor level that is equal to or above the 1 in 100 chance per year flood (17.3 metres Annual Height Datum (AHD)) plus 3 metres freeboard (equalling 20.3

metres AHD). This generally equates to the 1 in 500 chance per year flood height for the area (20.2 metres AHD). The additional 3 metres freeboard is an allowance for climate change.

Given the flood planning level sits in the Blacktown DCP 2015, this Rezoning Proposal will not change the flood planning level. However, the Department will work with Council prior to finalisation of the Rezoning Proposal to amend its development control plan to include flood related development controls for the Rezoning Proposal area.

The Department will work closely with Council and the NSW Reconstruction Authority to ensure work on flood planning in the Riverstone Town Centre is aligned with broader work in the Hawkesbury Nepean Valley including the Disaster Adaptation Plan and across NSW.

Evacuation

The estimated maximum number of new homes (3,600) is consistent with the NSW Reconstruction Authority Flood Evacuation Model for the Hawkesbury-Nepean Valley (2023) and recent advice from the NSW Reconstruction Authority and NSW State Emergency Service. The Flood Evacuation Model will be rerun by the NSW Reconstruction Authority after exhibition of the Rezoning Proposal to account for the latest available flood studies and proposed development across the Hawkesbury-Nepean Valley. The results of the evacuation modelling may result in changes to the Rezoning Proposal.

3.3 Heritage items

The Rezoning Proposal area contains several locally listed heritage buildings and sites, including the Riverstone Station, St Andrews Uniting Church, the police station and courthouse, and a number of historic cottages and shops along Garfield Road East. These places reflect the town's rural and railway history and contribute to its character through scale, materials, and detailing.

Figure 16 shows properties within and surrounding the Rezoning Proposal area that are listed as local items of heritage significance under the Blacktown LEP 2015. The Rezoning Proposal does not propose any changes to the list of local heritage items or the heritage conservation provisions contained within the Blacktown LEP 2015.



Figure 16: Blacktown LEP 2015 Local heritage items

4 Infrastructure funding and delivery

4.1 Infrastructure funding

Local infrastructure

A local infrastructure contributions plan is currently in place for the area - the *Riverstone and Alex Avenue Precincts Contributions Plan* (CP20). The Department proposes that new local infrastructure required to support the Rezoning Proposal will be included and funded through an amendment to CP20.

Post-exhibition, the Department will work with Council to amend CP20. Any amended contributions plan will need to be publicly exhibited and reviewed by the Independent Pricing and Regulatory Tribunal (IPART).

State infrastructure

The Housing and Productivity Contribution (HPC) will apply to development in the Rezoning Proposal area. The HPC provides funding for State or regional infrastructure across Greater Sydney.

The Urban Development Program (UDP) coordinates NSW Government agencies, local councils and industry to build consensus on priorities, align plans for housing and infrastructure and coordinate delivery and investment. It leads the preparation of Infrastructure Opportunities Plans (IOP) to identify infrastructure eligible to be considered for funding under the HPC.

Other infrastructure

Where there are any limitations in use of CP20 or the HPC, the Department, infrastructure providers and Council will need to identify a suitable alternative funding source such as grants, incentives or planning agreements.

4.2 Traffic and transport

The Riverstone Town Centre is supported by Riverstone Station as the primary public transport hub for trains and buses that service the area. The existing State road network supporting the broader area is focused along Garfield Road (East and West), Windsor Road, Schofields Road / South Street and Richmond Road. Existing high traffic volumes act as a major barrier to pedestrian, cycle and local traffic movements. There are a number of public off-street car parking areas within the Rezoning Proposal area.

Given the anticipated additional residential and commercial development, a number of opportunities have been identified for new active transport network to support walking and cycling connections. These will connect residents to key destinations within the Rezoning Proposal area including the Riverstone Station, Riverstone Swimming Centre and the new town centre and open spaces. The proposed movement and place network is shown in **Figure 17**.

Transport for NSW has plans to upgrade Garfield Road East between Denmark Road and Piccadilly Street. While the intended upgrade is in the strategic design phase, the proposed works include:

- widening Garfield Road to four lanes (two lanes in each direction)
- a central median along the length of the road
- grade separation between Garfield Road and the Richmond Railway Line.

The Department is seeking community and landowner feedback on potential transport opportunities to inform the final rezoning.

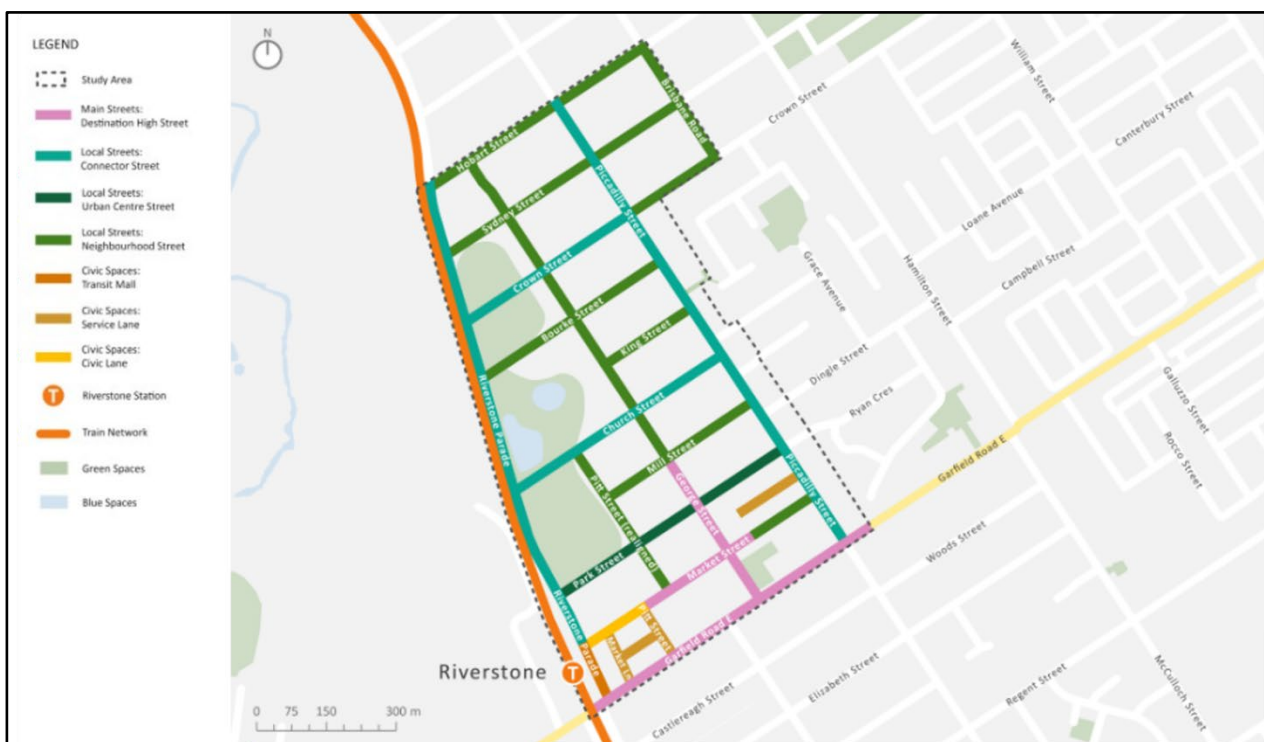


Figure 17: Proposed movement and place classification

4.3 Potable water

The Rezoning Proposal benefits from its location within the Sydney Water's Prospect North Water Supply Zone, with several reservoirs located nearby. These include the Rouse Hill Reservoir, approximately 3.6km to the east, the Oakhill Elevated Reservoir, approximately 5.4km north east and the South Windsor Reservoir, approximately 7km to the north west.

Sydney Water's Growth Servicing Plan (GSP) sets out a clear strategy to support growth across Greater Sydney from 2024 to 2029. As part of this approach, concept planning for new trunk water infrastructure in the Riverstone area is already underway, with delivery anticipated in the 2026 financial year.

To accommodate higher-intensity land uses localised upgrades will be required. These upgrades will be identified and confirmed by Sydney Water as individual development applications are assessed, ensuring a responsive and coordinated approach to growth.

4.4 Wastewater

The Rezoning Proposal area is well situated within the Riverstone wastewater system catchment, with the Riverstone Wastewater Treatment Plant (WWTP) located approximately 1.9km north west of the Rezoning Proposal area.

Sydney Water's GSP identifies opportunities for infrastructure enhancement to support the area's anticipated growth. While existing trunk sewer capacity is currently limited, concept planning for new trunk services is already underway.

Localised reticulation upgrades may be implemented to accommodate changing land uses. These will be assessed and confirmed by Sydney Water as development applications progress, ensuring that infrastructure keeps pace with development.

4.5 Electricity

The Rezoning Proposal area is located within the Endeavour Energy electrical supply zone. Existing land uses within the Rezoning Proposal area are supplied electricity via a series of overhead and underground feeders, which originate from the Riverstone Zone Substation (ZS).

Growth in the Riverstone and Riverstone East precincts of the NWGA will drive the need for a zone substation at Riverstone East, known as the Grantham Farm ZS.

Delivery of the Grantham Farm ZS will allow the Riverstone, Riverstone East and Vineyard precincts of the NWGA to develop without exceeding the capacity of the existing Riverstone ZS which will subsequently be used to service the Riverstone West Precinct employment lands. The Grantham Farm ZS is currently at the Review of Environmental Factors (REF) exhibition stage and is expected to be delivered before development occurs in the Rezoning Proposal area.

4.6 Open space and recreation

A significant amount of existing open space is provided within and nearby the Rezoning Proposal area. The variety of parks and open spaces provide for activities and spaces such as recreation, swimming, picnic and play areas. Regional open space provision includes the Rouse Hill Regional Park to the east and the network of open space along Eastern Creek.

To complement the existing open space network and meet the needs of future residents and workers, the Rezoning Proposal includes an additional 8 hectares of open space, including land for a new sports field, community centre and connected open space areas along Riverstone Parade, see **Figure 18**. Active transport networks, new footpaths and pedestrian crossings will provide opportunities for safer walking and cycling in and around the Riverstone Town Centre. Areas of high biodiversity value, including Cumberland Plain Woodland vegetation will be protected and additional trees will be planted to increase tree canopy and address urban heat impact.



Figure 18: Open space and recreation opportunities

4.7 Education facilities

The Department of Education (School Infrastructure) has confirmed that there is no need for a new school in the Rezoning Proposal area to service additional growth. The new population can be serviced by already planned or approved schools in the catchment, including a new primary school at Grantham Farm and a new high school in the Schofields/Tallawong area.

Additionally, in the broader area, further education sites have been identified for investigation to help future-proof school capacity in the longer term.

The Department will continue to work with the Department of Education (School Infrastructure) to ensure school infrastructure within the precinct and broader catchment meets both current and future demand.

5 Consultation

The Rezoning Proposal has been informed by previous consultation undertaken by Council during the preparation of the Riverstone Town Centre Masterplan 2017 and related planning proposal. The Department has also worked closely with Council and key NSW Government agencies, including Transport for NSW, NSW Reconstruction Authority, NSW State Emergency Service and Sydney Water in preparing the Rezoning Proposal.

Further consultation will occur with Council and Government agencies following exhibition of the Rezoning Proposal to address comments received as part of the exhibition process and to further consider and address key issues such as flood risk, traffic management and the provision of supporting infrastructure.

The Department strongly encourages all landowners to make submissions during public exhibition to ensure feedback can be taken into consideration prior to finalising the Rezoning Proposal.

6 Next steps

Following public exhibition, the Department will consider all matters raised in submissions.

The final proposed changes will be forwarded to the Minister for Planning and Public Spaces for consideration and determination. If the amendments are approved, they will come into force to enable the future development within the Rezoning Proposal area.