

Riverstone Town Centre

This document answers frequently asked questions about the Riverstone Town Centre Rezoning Proposal currently on exhibition.

Contents

About the Rezoning Proposal.....	2
Flood risk.....	6
Affordable housing.....	6
Transport and parking.....	7
Heritage / environmental.....	7
Amenity.....	8
Acquisition.....	9
Exhibition	9

About the Rezoning Proposal

Where is the site located?

Riverstone Town Centre is located in the North West Growth Area (NWGA), approximately 11km from the Blacktown CBD and 38km north-west of Sydney CBD.

The Riverstone Town Centre Rezoning Proposal (the Proposal) applies to the area bound by Hobart Street, Brisbane Road, Piccadilly Street, Garfield Road East, and the Riverstone Train Station.

Land south of the Garfield Road East is not included in the Proposal and may be considered in a future rezoning proposal. See the *Transport and parking* section below for more information.

With direct rail lines to Parramatta, Blacktown and the Sydney CBD, and near Tallawong and Rouse Hill metro stations and the M7 motorway, the Town Centre is ideally located to provide residents and visitors with access to metropolitan Sydney and beyond.



Riverstone Town Centre rezoning area

What is the Rezoning Proposal?

The Department of Planning, Housing and Infrastructure (the Department) worked with Blacktown City Council (Council) and other Government agencies to prepare a new Rezoning Proposal for the Riverstone Town Centre that considers Council's previous master plan.

The Proposal presents an opportunity to shape the town centre into a resilient, liveable, walkable, and connected neighbourhood with a vibrant new main street, diverse housing options near employment opportunities, and access to additional open space, community facilities and services.

Key features of the Proposal include:

- approximately 3,600 new homes including a minimum of 1.5% affordable housing
- up to 5 ha of employment land and 1,200 jobs
- over 8 ha of new or improved open space including a sports oval
- a new main street along George Street with retail, dining and shopping areas
- improved transport connections, including an upgraded station area, cycleways and pedestrian pathways
- increased building heights from between 2 to 15 storeys
- an improved flood resilient neighbourhood.



Key features of the Proposal

What is the planning process?

The Department is leading the rezoning process under the [State Significant Rezoning Policy](#). The Policy aims to shorten the rezoning timeframe to better meet the housing and employment needs of NSW's growing population.

The Department is now publicly exhibiting the Proposal for feedback. Once feedback is received, the Department will review the feedback to inform the finalisation of the Proposal.

If the Proposal is approved, the planning controls will be implemented through a self-repealing State Environmental Planning Policy (SEPP) made under the Environmental Planning and Assessment Act 1979 (EP&A Act). The SEPP will amend relevant controls within the *Blacktown Local Environmental Plan 2015 (Blacktown LEP 2015)*.

What has happened so far?

In 2017, Blacktown City Council adopted its [Riverstone Town Centre master plan](#) outlining its vision for the revitalisation and renewal of the town centre.

Between 2018 and 2020, Council prepared and exhibited a Planning Proposal to support the implementation of the master plan.

Following the 2021 and 2022 floods across the Hawkesbury-Nepean Valley, the 2022 Flood Inquiry was established to review the outcome of these flood events. Several recommendations were made for new development in the Valley, including for the Riverstone Town Centre.

In 2023, it was determined that the Planning Proposal would not proceed due to unresolved traffic and flooding issues.

In September 2024, the Department commenced work on the revised Riverstone Town Centre Rezoning Proposal and has undertaken several technical studies to inform the Proposal.

How does the new Rezoning Proposal differ to Council's earlier Planning Proposal?

There are several differences between Council's previous Planning Proposal and the current Rezoning Proposal on exhibition, including:

- northern and eastern boundaries are extended to include land between King Street and Hobart Street and to the east of Picadilly Street
- main street changed from Market Street to George Street to lower flood risk
- land south of Garfield Road East is not included. The land may be considered in a future rezoning proposal when more information is known about the potential upgrades to Garfield Road East.

When will the Proposal be finalised?

Feedback received during exhibition will inform the finalisation of the Proposal. The Proposal is expected to be finalised in early 2026.



Flooding

What is the planning response to flood risk?

Most of the land in the town centre is flood prone. Flood conditions in the study area are complex and vary based on the type of rainfall event.

The Department has reviewed recent studies and reports to make sure the Proposal provides a considered response to flood risk and reduces the extent of future property damage and potential loss of life.

Flood risk has been considered by way of:

- relocating the town centre and homes away from higher risk flood areas to make sure evacuation can be achieved during flood events
- raising floor levels above the 1 in 100 chance per year flood event with an added safety margin (3m freeboard) to allow for climate change. This is close to a 1 in 500 per year flood event. Noting the Proposal does not change the existing flood planning level across the wider Blacktown Local Government Area.
- proposing acquisition for lower lying land subject to the highest flood risk for open space, recreation facilities and stormwater management.

Further consideration will be given to flood risk based on feedback received during public exhibition to deliver a more robust and safer planning response for future development.

Affordable housing

What are affordable housing contributions?

Affordable housing supports social equity, a diverse labour market, and economic growth. It is rental housing for very low to moderate income households and is open to a broader range of household incomes than social housing.

The Proposal is informed by the Draft Western Sydney Regional Affordable Rental Housing Contribution Scheme and proposes varied affordable housing contribution rates from 1.5-10%.

Learn more about affordable housing [here](#).

Transport and parking

What transport upgrades are planned in the area?

Transport for NSW has several proposed upgrades in the [North West Growth Area](#) to reduce congestion and improve connectivity and safety, in line with the [North West Priority Growth Area Land Use and Infrastructure Implementation Plan](#). These include proposed upgrades to Garfield Road East, Garfield Road Central and Garfield Road West.

Proposed upgrades to Garfield Road Central include:

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

Further information is provided in the Garfield Road Central [project page](#).

The Department understands that finalising the Garfield Road Central upgrades could affect land south of Garfield Road East. This land is outside the Rezoning Proposal and may be considered in a future proposal when there is more certainty about the road upgrades.

How has the Rezoning Proposal considered the need for car parking?

The Proposal proposes on-street parking and two off street areas between Market Street and Park Street. This seeks to balance the provision for car parking with the use of alternative types of transport.

Heritage / environmental

How will heritage features be protected?

The Proposal retains and celebrates Riverstone Town Centre's heritage features and buildings in line with Council's master plan and maintains the heritage provisions as outlined in the *Blacktown Local Environmental Plan 2015*.

The heritage listed Riverstone Train Station is a central feature of the Proposal, providing direct transport links to Richmond, Parramatta, Blacktown and the Sydney CBD.

How will biodiversity and environmental impacts be considered?

It is unlikely that the Proposal would impact any critical habitats or threatened species, populations or ecological communities.

Site-specific biodiversity assessments will be prepared and considered by the relevant consent authority at the development application stage.

Development applications will be required to consider environmental impacts as part of the application process.

Amenity

What amenities are proposed?

The Proposal includes provisions for a new main street and shopping centre and land available for an upgraded public transport hub and community facilities and services.

It includes a mix of low-medium density housing types with free-standing homes, duplexes, and apartments that cater for singles, couples, and families to complement the existing homes.

A network of new and existing open space will provide residents and visitors with access to parks, sports fields, and walking and cycling paths.

How will supporting infrastructure be delivered?

The Department will continue to consult with infrastructure providers to make sure infrastructure is funded and delivered in line with future development.

Developers will be required to pay contributions to fund State and local infrastructure.

What is proposed for the Riverstone Schofields Memorial Club and former Riverstone Bowling Club site?

The Riverstone Schofields Memorial Club land maintains its current zone.

The former Riverstone Bowling Club site is located on higher risk flood-affected land and is proposed to be acquired and rezoned for open space to enable the expansion of the Mill Street Reserve.

What is proposed for the Riverstone Swimming Centre?

The Riverstone Swimming Centre site retains its current zone.

What is the new height of buildings?

The Proposal permits higher density development near the railway station and main street, allowing up to 15 storeys near the station and up to 10 storeys near George Street. As development moves away from these areas, the maximum height of buildings will vary between 2 to 8 storeys.

Development must exhibit design excellence and contribute to the natural, cultural, visual and built character values of Riverstone Town Centre and the Blacktown LGA.

Acquisition

Will properties be acquired?

Land acquisition is proposed for some landowners for the purpose of providing additional open space, recreation facilities and stormwater management.

Proposed acquisitions are draft only and will be confirmed once the rezoning is finalised in early 2026. Once finalised, the Blacktown Local Environmental Plan 2015 will be updated to identify land proposed for future acquisition and to list the acquisition authority.

More detail is provided in the Explanation of Intended Effect available on the [NSW Planning Portal](#).

Support is provided for landowners through the [Centre of Property Acquisition](#).

When will my property be acquired?

Following public exhibition, the Department will review the feedback before finalising the Proposal. Once finalised, the Blacktown LEP 2015 will be amended to identify land proposed for future acquisition and nominate the relevant acquisition authority.

Development within the town centre will occur over many years and in most cases, land identified for acquisition will not be needed immediately.

Exhibition

How can you have your say?

Formal feedback can be submitted at the Department's Planning Portal <https://www.planningportal.nsw.gov.au/riverstone-town-centre>.

Click 'Make a Submission' until 2 July 2025.

Feedback received during the exhibition period will inform the finalisation of the Proposal, with a decision expected to be made in early 2026.

What happens next?

After exhibition closes, the Department will assess feedback, consider changes, and make a recommendation to the Minister for Planning and Public Spaces. The Proposal is expected to be finalised in early 2026.

Contact us

For more information contact 1300 420 596 or email
riverstonetowncentre@dphi.nsw.gov.au