

2.2 Land the subject of this SSS report

Following initial investigations into the site and an assessment of the operational needs for water services by Sydney Water, a component of the site was found to be surplus to need and would be made available for redevelopment. This “redevelopment land” is shown on **Figure 3**, which also shows the portion of the Potts Hill Reservoirs land that will be retained by Sydney Water (“retained land”).

The redevelopment land shown on **Figure 3** is the land for which SSS is sought.

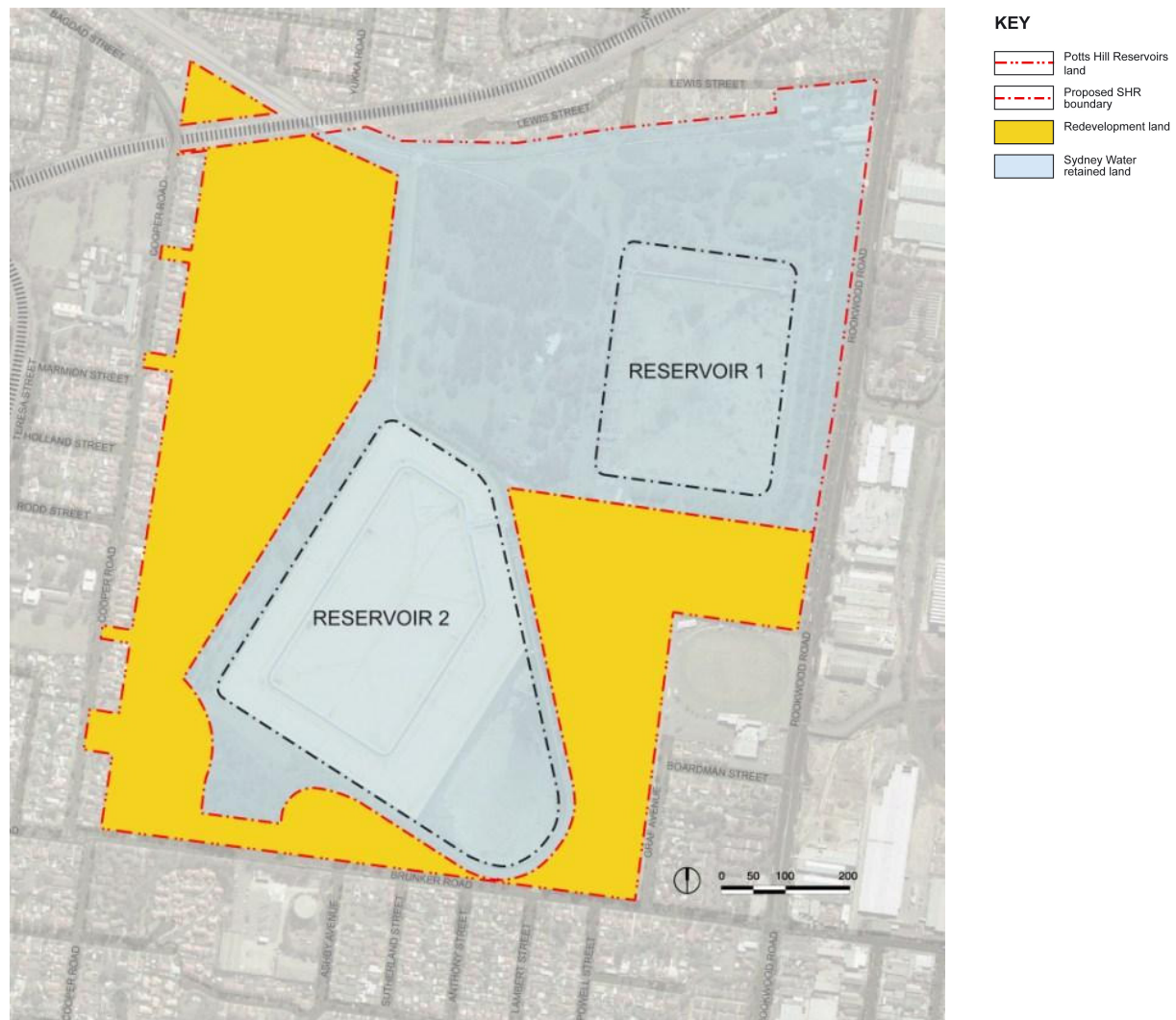


Figure 3 – Potts Hill ‘Reservoirs land’, ‘redevelopment land’ and Sydney Water ‘retained land’

2.3 Future land-use proposals

Investigations of the site have addressed heritage, ecological, environmental (soil contamination), geotechnical, traffic, social, and servicing/ utility implications.

These investigations suggest a combination of residential and open space on the western side of the redevelopment land, and employment on the eastern portion of the site. A development concept prepared for the site is illustrated at **Figure 4**.

The residential areas have identified the potential for around 410 dwellings, in the form of low to medium density housing, including a possible component of seniors housing.

The following firm potential uses have emerged for the employment land:

- Sydney Water will retain a site for a new operations complex to replace facilities currently distributed throughout Potts Hill and elsewhere. The Potts Hill complex will accommodate around 450 employees;
- Landcom, in its role for the proposed Green Square Town Centre, is finalising its plan to use part of the site to relocate a number of business units of the NSW Police Force from their Zetland premises. The Police Force facility will occupy around 3 hectares, and will accommodate around 400 employees;
- TransGrid has made a commitment to a parcel of land fronting Rookwood Road for an electricity sub-station yard, which will provide significant infrastructure for the metropolitan area of Sydney;
- Energy Australia proposes to develop a works depot on Brunner Rd, on the site of the existing Sydney Water administration buildings.

Landcom will also be investigating the opportunity for innovative water and energy conservation and management measures for the site.

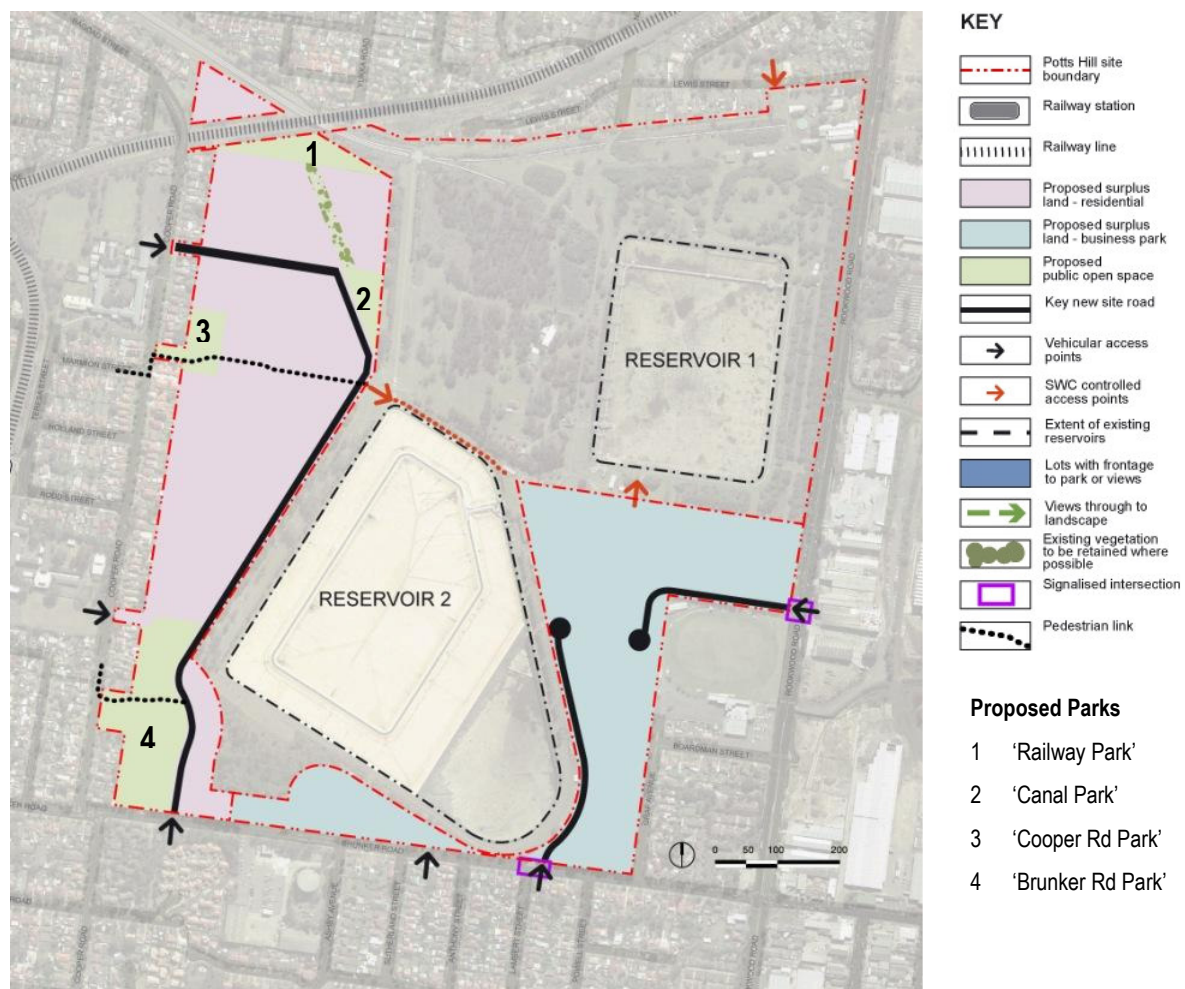


Figure 4 –Development Concept

2.4 Current zoning context

The site is presently zoned predominantly 5 Special Uses – Sydney Water, with a number of parcels located on Cooper Road zoned Residential 2(a) under Bankstown Local Environmental Plan (Bankstown LEP) 2001, as shown on **Figure 5**.

Under those provisions the proposed employment/ business park, residential and public open space uses are not permissible.