

Outcomes sought from this application

The following specific outcomes are sought, outlined in further detail in this submission:

Redevelopment land

- Approval as a State Significant Site in accordance with the provisions of State Environmental Planning Policy (Major Projects) 2005;
- Rezoning from its present Special Uses (Bankstown LEP) and Residential 2(a) zoning to a combination of Business Park, Residential, and Public Recreation, in accordance with the new 'LEP Template' zone designations;
- Planning provisions for the site embodied within a draft amendment to the State Environmental Planning Policy (Major Projects) 2005, by inclusion of the redevelopment land in Schedule 3 of the SEPP. The planning provisions include permissible uses, development parameters, and development guidelines for complying development;
- Approval of the future application and approvals regime, also to be reflected in the amendment to Schedule 3 of the Major Projects SEPP;
- Concept plan application for the employment land, and the residential land, including approval of the key development parameters relating to maximum development density and building height;
- Adoption of proposed design guidelines for residential development (excluding residential flat buildings and housing for seniors or the disabled) as controls for complying development;
- Approval of a draft statement of commitments outlining the package of proposed impact mitigation measures.

Retained land

- Approval of the use of the disused Reservoir 1 for the storage of inert fill, and/ or storage of stormwater or recycled water, in lieu of approval under Section 60 of the Heritage Act; and
- Approval of the package of biodiversity measures (in lieu of biodiversity certification under the Threatened Species Conservation Act) in recognition that the net results of the package mean that development of the redevelopment land will not have any significant environmental impact on vegetation communities and species.

Conclusions

The proposals for the Potts Hill Reservoirs land incorporate a balance between the need to retain land for Sydney Water's on-going water storage, treatment, management and distribution operations, and the need for appropriate management of its land assets. Sydney Water has determined that the retained land is adequate for its current and future needs.

The proposals for the redevelopment land have been developed through a rigorous assessment of all relevant environmental, social and planning issues.

The proposals for the employment/ business park precinct reflect a significant level of coordination between government agencies in identifying suitable employment uses that will bolster the employment opportunities in the local area.

The residential precinct is suitable for a range of dwelling types that take advantage of its physical attributes, views, and its proximity to employment areas, rail and bus services, schools and other essential services. A substantial area of vegetated land, and part of an existing park-like area have been identified for dedication to Bankstown Council as part of four public open space areas. The residential precinct and its open space will make a significant contribution to the amenity of the local area.

The residential development will integrate well with the surrounding area and provide a range of new housing options for the community.