

## 2. PROPOSED DEVELOPMENT

---

### 2.1 The Proposal

The Proponent seeks approval of a Concept Plan for the Potts Hill Reservoirs site (MP 07\_0099) (the Site), pursuant to *Part 3A of the Environmental Planning and Assessment Act 1979* ("the Act"). The purpose of the Concept Plan is to provide a broad overview of the proposed development of the land for residential, employment and open space purposes and to establish the framework for more detailed development of the Site which will be subject to future development approvals under either Part 3A or Part 4 of the Act.

The Concept Plan, as detailed in the Environmental Assessment, proposes the development of the surplus land for the following purposes, as illustrated in **Figure 3**:

- **Employment Lands:** This land comprises 15.3 hectares of land in the eastern portion of the site. Future uses will include warehouses and offices for Sydney Water and NSW Police, an electricity substation for TransGrid and a depot for Energy Australia. A maximum floor space ratio of 1: 1 and a maximum building height of 16m are proposed for the employment lands. Urban design guidelines have been prepared by the Proponent detailing matters such as architectural style, setbacks, landscaping and other design issues.  
It is anticipated that the development of this land will provide long term employment for 800-900 people (at occupation), equating to approximately 50-60 people per hectare.
- **Residential development:** This land comprises 19.8 hectares of land in the western portion of the site. This land is proposed to accommodate approximately 230 dwellings in a low-density housing area and approximately 180 dwelling units in two medium density areas in the southern and northern ends of the precinct. The medium density areas will comprise residential flat buildings.  
The low density area is proposed to have a maximum density of 15 dwellings per hectare and the dwellings would typically be one and two storey in scale. A maximum floor space ratio of 0.7:1 and a maximum height of 3 storeys is proposed for the medium density residential areas.  
Urban design guidelines have been prepared by the Proponent for the residential lands and detail matters such as setbacks, architectural style, landscaping and public domain treatments.  
It is anticipated that the development of this land will house 1,000-1,500 people.
- **Open space:** The provision of 4.9 hectares of open space and parks. Four open space areas are proposed comprising: two smaller parks in the northern portion of the residential lands, a park adjacent to Cooper Road and a large park in the south (which will preserve some of the threatened Cooks River / Castlereagh Ironbark Forest and Turpentine Ironbark Forest species found on the site). Refer **Figure 3** for open space locations.

It is noted that the land to be retained by SWC as operational land does not form part of this Concept Plan

The Concept Plan includes details in relation to the staging of the development. In this regard, the Proponent has advised that development will commence with the civil works and subdivision in the employment precinct, followed by the construction of the new Sydney Water facility (refer discussion in **Section 1.3** above). The civil works for the residential precinct will form the second stage of the works, and will commence after Sydney Water has vacated its existing facilities in the northern end of the residential precinct. Housing construction is not expected to commence until approximately 2010, with completion and full occupancy anticipated for 2015.