

consent under the current "5 Special Uses" zoning and therefore could be determined before the Concept Plan.

- **Civil works and subdivision- employment lands:** Project Approval (MP08_0069) has granted for demolition, bulk earthworks and subdivision within the employment lands to facilitate the new Sydney Water facility and future development of the precinct. New road access from Rookwood Road and Bruncker Road was included in the approval.
- **NSW Police Facility:** The Department is currently assessing a Project Application (MP08_0050) for a new facility for NSW Police, which will also be located within the proposed employment lands in the Concept Plan.
- **Early works and subdivision- residential land:** Director General's Requirements have been issued for a Project Application (MP08_0116) for demolition, bulk earthworks, civil works and subdivision within the residential precinct of the Concept Plan (western portion of the Site).

The location of the NSW Police Facility and the Sydney Water Facility are shown on **Figure 5** in **Section 2.0** of this report.

1.4 Amendment to State Environmental Planning Policy (Major Projects) 2005

The Concept Plan application is supported by a State Significant Site Study (the SSS Study) proposing to list the Potts Hill Reservoirs Site as a 'State Significant Site' under Schedule 3 of the Major Projects SEPP 2005. The SSS Study identifies various land use zones across the site and objectives for those zones, height and floor space controls in order to facilitate the redevelopment of the land for residential, business and open space purposes as proposed in the Concept Plan.

A separate report pursuant to Section 39 of the Act has been prepared for the Minister's consideration in relation to Amendment No. 36 to the Major Project SEPP (Potts Hill Reservoirs site). This report is being considered concurrently with the determination of this Concept Plan application.

Pursuant to Section 75O(3) of the Act, this Concept Plan can be approved prior to the rezoning. As the site is not "environmentally sensitive land of State significance" or a "sensitive coastal location" (as defined in Clause 8M of the Regulations), the Minister can approve the Concept Plan despite some of the development currently being prohibited under Council's LEP.

Refer to further discussion in **Section 3.3** of this report.