

5 CONCLUSIONS

This Concept Plan Application and Environmental Assessment outline the redevelopment proposals for the Potts Hill Reservoirs land. Its main focus is on proposals for the redevelopment land that is no longer required for the operational purposes of Sydney Water. It also assesses the potential impacts from redevelopment and presents appropriate mitigation measures.

It has been prepared in accordance with legislative requirements and Department of Planning guidelines, and addresses each of the issues identified in the D-GRs issued on 2 October 2007.

The proposals outlined in this Environmental Assessment report will result in the following benefits for the locality of Potts Hill and the Sydney metropolitan area:

- Efficient and timely re-use of land at Potts Hill that is no longer required for operational purposes by Sydney Water;
- Provision of employment, residential and essential utilities which take advantage of the locational attributes of the site, and which are compatible with surrounding activities;
- Retention of land within the reservoirs site for the ongoing use and expansion of water management infrastructure by Sydney Water (the retained land);
- Significant employment outcomes, comprising 800–900 jobs, arising from high levels of coordination between compatible government agencies in need of new accommodation:
 - A Police Facility that is a key to state-wide government operations – accommodating around 400 employees, relocated from Green Square;
 - New field headquarters accommodation for Sydney Water – around 450 employees including field staff – assisting with the efficient relocation of employees as part of the Sydney Water's relocation strategy;
 - New utility depot with an employment potential of 50 employees;
 - New electricity substation for TransGrid that will assist with power supply for metropolitan Sydney.
- Site cleanup to overcome minor soil contamination due to historical construction of reservoirs and other on-site operational activities;
- Residential development that has the capacity to yield around 410 dwellings, consisting of around 230 detached/ attached dwellings, and two sites for medium density apartment buildings having a capacity of about 180 apartments/ seniors housing. Both the seniors housing and apartment dwelling yields are contingent on suitable market conditions.
- Well-located public open spaces in areas which are presently not accessible to the public. The open spaces proposed comprise bushland areas and park-like areas that will make a significant contribution to the availability of passive open space for the local community;
- Retention, rehabilitation and conservation of ecological areas within land to be retained and managed by Sydney Water;
- Retention and re-use of selected heritage items; and
- A redevelopment proposal that will be integrated with the surrounding community, providing additional support for local services and facilities.

Notwithstanding the benefits outlined above the development proposals will have a number of consequences principally in respect of additional traffic generation, added pressure on local and State facilities and services in the local area, as well as some temporary impacts during the site preparation and construction phases.

Suitable mitigation measures are available to address all potential impacts, through a combination of program implementation, carrying out of works, or provision of funding to appropriate agencies,