



Concept Plan Application Under Part 3A

Project outline and preliminary assessment
Potts Hill reservoirs site and associated land Potts Hill

Prepared on behalf of Landcom/ Sydney Water Corporation

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Statement of Veracity

The information contained in this report has been prepared on the basis of assessments carried out by a range of specialist consultants, and is neither false nor misleading.

Signed



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EXECUTIVE SUMMARY

Sydney Water Corporation (SWC) and Landcom have been investigating the development potential of land surplus to the operational requirements of the 126 hectare Potts Hill Reservoirs site, and an adjoining site on Bagdad Street (0.75ha in area).

The sites are situated in the suburb of Potts Hill. The Reservoirs site is bounded by Rookwood Road to the east, Brunker Road to the south, Cooper Road to the west, and a water supply pipeline and the southern Sydney freight line to the north. The Bagdad Street site is a triangular shape and is bounded by an unformed road, the water supply pipeline and the southern Sydney freight line.

The sites are presently zoned Special Uses (Sydney Water) under Bankstown LEP 2001, which allows for uses limited to Sydney Water purposes. Under the current zoning development that is not for Sydney Water purposes would be contrary to the zone objectives and is prohibited.

Approximately 40 hectares of the Reservoirs site and the Bagdad Street site have been found to be surplus to Sydney Water's needs.

The land to be retained by Sydney Water (around 86 hectares within the Reservoirs site) is considered to provide sufficient scope for potential expansion of water supply and water management facilities, should the need arise in the future.

This report is concerned with the identified surplus land. Current planning arrangements over the land to be retained by Sydney Water will remain.

Preliminary investigations into the surplus land have addressed heritage, ecology (flora and fauna), environment (soil contamination), geotechnical engineering, traffic, social, servicing/ utilities, and archaeology.

An assessment of potential land-uses for the surplus land indicates its suitability for a combination of residential and open space on the western surplus land and Bagdad Street, and employment on the eastern portion.

The residential area has the capacity for around 300 dwellings, in the form of low to medium density housing, including a possible component of housing for seniors.

During investigations into redevelopment of the surplus land a number of firm potential uses emerged for the employment component:

- Sydney Water identified a 3–4 hectare site that would be retained and a new field headquarters complex built to accommodate SWC operations currently distributed across the Potts Hill site and at other locations. The new accommodation is required by 2009 to coincide with the relocation of SWC's Head Office to Parramatta. It will accommodate around 450 employees;
- NSW Police Force has expressed an interest in relocating a key Business Unit to Potts Hill. Relocation is required by June 2010 in accordance with a Government undertaking. The agency requires around 3 hectares of the employment land, and the new facility will accommodate around 350 employees;
- In addition, a Government energy utility has expressed an interest in using a parcel of land off Rookwood Road for a major electricity supply and distribution facility.

Discussions have been held with senior officers of Bankstown Council, and Councillors have been briefed on the proposed redevelopment. In addition, a preliminary application has been made to the Heritage Council to revise the boundary of the Reservoirs site that appears on the State Heritage Register (SHR).

Discussions have also been held with the Department of Environment and Climate Change (DECC) in respect of biodiversity certification for the Reservoirs site under the Threatened Species Conservation Act 1995.

The Minister for Planning has authorised that the proposals meet the criteria for consideration under Part 3A of the Environmental Planning & Assessment Act, and has agreed to consider the land as a State Significant Site.

A number of outcomes are sought for the surplus land:

- Rezoning from its present Special Uses (Sydney Water) zoning to a combination of employment, residential and open space.
- Amendment of the definition of the Reservoirs site as it appears on the State Heritage Register.
- Concept plan application for the new Sydney Water field headquarters; a new facility for a key NSW Government agency; and for electricity supply and distribution facilities.
- Approval for the use of the decommissioned Reservoir 1 for the storage of inert fill and/or storage of stormwater/ recycled water.
- Biodiversity certification.

- Possible project applications for site remediation, subdivision, bulk earthworks, and infrastructure.

The redevelopment proposals reflect a significant level of co-ordination between government agencies in identifying suitable uses for the surplus land at Potts Hill.

The redevelopment proposals are not expected to result in any unacceptable environmental or social impacts. Indeed, the residential and employment outcomes are consistent with the Government's and the Council's objectives of making better use of existing infrastructure in established areas.

Appropriate impact management measures are available and will be implemented to address any issues to ensure that the proposals make a positive contribution to the local area.

On the basis of the information contained in this report, the Department is requested to issue the Director-General's Requirements for the Environmental Assessment for the redevelopment of surplus land at Potts Hill, as precursor to the submission of a formal Concept Application.

1 Introduction

1.1 Background

This Project Outline and Preliminary Environmental Assessment relate to an application for Concept Plan / Project Approval under Part 3A of the Environmental Planning & Assessment Act, which is submitted to the Department of Planning in accordance with the draft guidelines for Part 3A Applications (July 2005).

The proposal to which this application applies consists of the redevelopment of land at Potts Hill, including part of the Potts Hill Reservoirs site, and an adjacent property (see location plan at Figure 1), for a combination of residential, employment, and open space uses.

This report should be read in conjunction with a Planning Study in support of State Significant Site status for the subject properties, prepared with a view to having the land declared as State Significant, and having it included in Schedule 3 of the Major Projects SEPP 2005.

1.2 Site location and context

The subject land is located in Sydney's middle ring suburbs, approximately 16 km west of the Sydney CBD, 9 km south-east of Parramatta and 2.5 km north of Bankstown. It is located in Potts Hill within the Bankstown Local Government Area (Figure 1).

The Reservoirs site is bounded by Rookwood Road to the east; Brunker Road to the south; residential dwellings and Cooper Road to the west; Graf Avenue and a greyhound racing club to the south-east; water supply pipeline and the southern Sydney freight rail line to the north. The adjacent Bagdad Street site is a triangular parcel of land approximately 0.75 hectares in size, located north-west of the reservoirs site, with frontage to Bagdad Street.

Rookwood Road (along the eastern boundary of the site), and the Hume Highway (less than 1 kilometre south of the site) provide arterial road connections to the metropolitan road network.

Birrong rail station is located within 400m walking distance of each site.

The Reservoirs site is approximately 126 hectares, and contains one operating reservoir (Reservoir 2), one decommissioned reservoir (Reservoir 1), major water supply infrastructure including pumps, pipe work, and associated works depots, administration buildings, technical services and storage and maintenance facilities. It plays a key role in supplying water for metropolitan Sydney. Some areas contain remnant vegetation and vegetation regrowth, as well as cultural plantings. The original landform was altered during the construction of the reservoirs.

The Reservoirs site is listed on the NSW State Heritage Register, with a number of buildings and other infrastructure elements having state and local significance.

The Bagdad Street site is not included on the State Heritage Register and is presently unoccupied.

Surrounding land uses include residential, industrial, schools and recreation as shown on Figure 2.



Figure 1 - Site Location



Figure 2 - Site in its context

1.3 Project Outline

A summary of the key outcomes expected for the land at Potts Hill is provided in Table 1 below.

Table 1 - Project outline

LAND USE/ ELEMENT	AREA / OUTCOME
Residential development areas	<p>Approximately 24 hectares of net residential land yielding over 300 dwellings in a mix of forms, including housing for families and seniors; built form is expected to be similar to the form in the surrounding residential areas, with a maximum height of 3 storeys.</p> <p>The preferred zoning is Zone R1 General Residential. This zoning would retain flexibility to respond to the demand for a variety of housing types in this locality.</p> <p>The residential development is expected to add approximately 1,000 persons to the local community.</p>
Employment land	<p>Approximately 12 hectares of employment land suitable for light industrial and business park-style activities; occupiers of the employment land are expected to include Sydney Water, another key NSW Government agency and energy utility.</p> <p>The preferred zoning is Zone B7 Business Park.</p> <p>Total employment is expected to be in the order of 700-800 employees.</p>
Open space	<p>Approximately 4 hectares of open space located adjacent to the water supply canal (and possibly part of the western embankment, subject to further assessment) to be dedicated to Bankstown City Council; these areas would be most suitable for passive recreation.</p> <p>The preferred zoning is Zone RE1 Public Recreation.</p>

1.4 Approvals/ Outcomes Sought

In order for the effective re-use of the land at Potts Hill, especially to allow for the relocation of key Government agencies and the electricity facility, the following planning activities and approvals will need to be addressed through the Part 3A application process:

- The surplus land (see Figure 3) will need to be rezoned from its present Special Uses (Sydney Water) zoning to a combination of business/ employment, residential and open space.
- The definition of the Reservoirs site as it appears on the SHR will need to be amended to exclude the surplus land, in accordance with recommendations to the Heritage Council and its agreement in principle.
- A concept plan application for: (1) a new employment facility for a key NSW Government agency, which will address broad development parameters including building footprint, building height, and access arrangements; (2) a new Sydney Water field headquarters, which will also address broad development parameters including building footprint, building height, and access arrangements; and (3) an electricity facility, which will address broad development parameters including building footprint, infrastructure, building height, and access arrangements.
- Approval for the use of Reservoir 1 for the storage of surplus inert fill obtained from site preparation works to allow for redevelopment, and/ or storage of stormwater or recycled water – approval under Section 60 of the Heritage Act would otherwise be required for the storage of inert fill.
- Biodiversity certification to allow for streamlining of the development approval process for the redevelopment of the western area of surplus land for residential purposes.
- Possible Project Applications for subdivision, remediation, bulk earthworks, services and infrastructure.

1.5 Agency Consultation

Discussions have been held with the following agencies throughout the investigation stage:

- Bankstown City Council – meetings, briefings, workshop to keep Councillors and Council staff informed of investigations and potential outcomes, including discussions with Council officers on the prospect of an application under Part 3A of the Act.
- Heritage Council – briefings, presentations, in principle approvals sought for the reduction in the State Heritage Register (SHR) boundary for the Reservoirs site, and

- Department of Environment and Conservation (DEC), now the Department of Environment and Climate Change (DECC) – discussions on potential biodiversity certification to address endangered ecological (vegetation) communities, including submission of a preliminary proposal for biodiversity certification.

1.6 Investigation process

To date Landcom has undertaken a series of targeted preliminary assessments to assist in identifying key issues and potential risks to the redevelopment of Potts Hill. These studies have included the investigation of:

- Heritage
- Ecology (flora and fauna)
- Geotechnical engineering
- Environmental (soil and water contamination)
- Services and utilities (water, sewer, power, stormwater, etc)
- Traffic and transport
- Social/ community sustainability
- Planning.

1.7 Surplus land

Sydney Water identified the surplus land at Potts Hill, shown on Figure 3.

The area identified as “deferred surplus land” was so designated to enable the development of the Sydney Water Field Headquarters involving the relocation of Sydney Water uses from the Potts Hill site and other locations. This part of the surplus land is also to be rezoned.



Figure 3 - Surplus land at Potts Hill

2 Site analysis and key issues

2.1 Site characteristics

The Potts Hill Reservoirs site is located on a north-south ridgeline between Birrong and Chullora that reaches a maximum height of RL 66m, at a point between Reservoir 1 and Reservoir 2. The topography of the Reservoirs site is shown on Figure 4.

The lowest point on the site is at RL 42m at a number of locations along Cooper Road. The majority of the site is 5-8 metres above the surrounding land.

As a result of site modification from the original construction of the Reservoirs, steep embankments have been created on the eastern and western edges of the site. The gradient of the embankments exceeds 1 in 3 in some areas.

The topography of the remaining areas is gently undulating.

The Bagdad St site is gently undulating, with a fall from the pipeline southwards to the freight rail line. None of these characteristics represents a constraint to development.

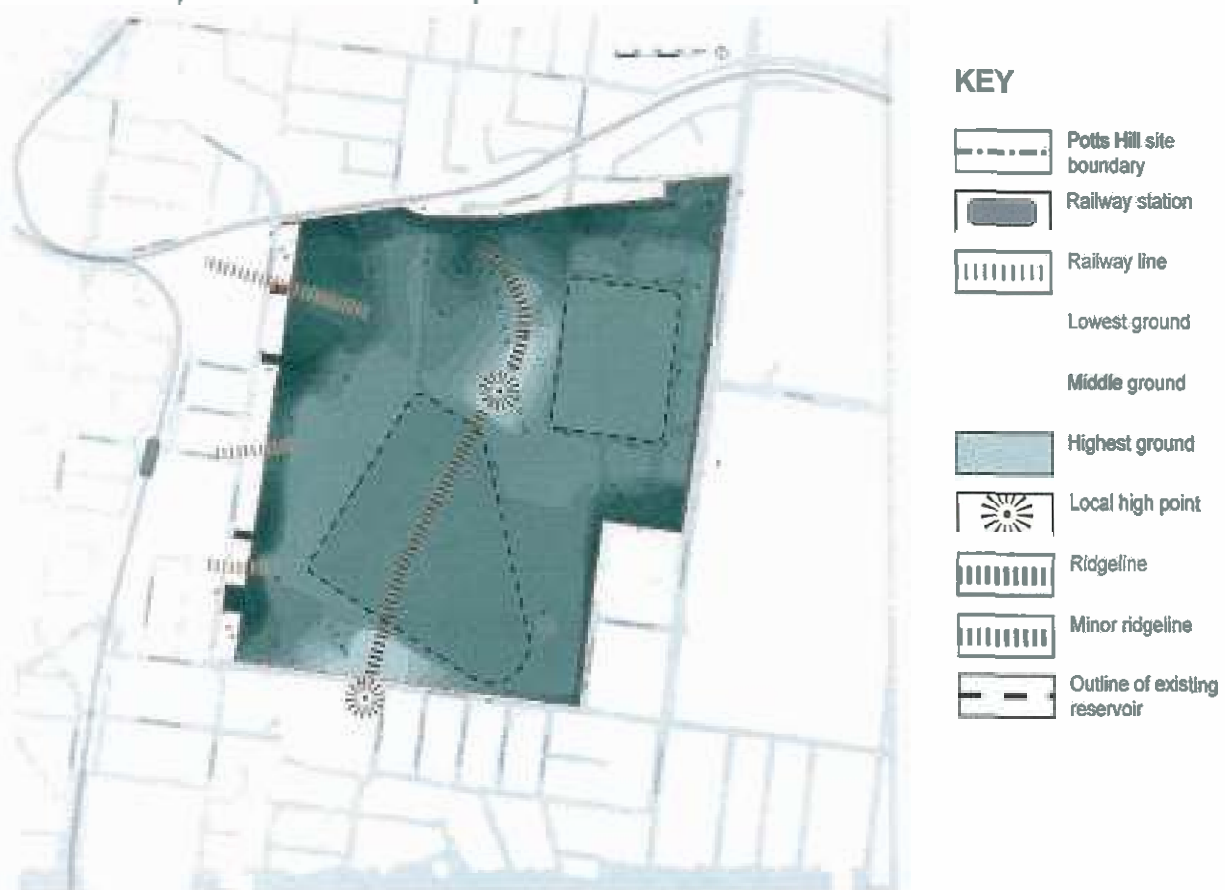


Figure 4 - Topography

Significant areas of the Reservoirs site were cleared of vegetation prior to and during construction of the reservoirs. Presently it is characterised by a number of distinct landscape areas:

- cleared areas with predominantly grass cover.
- remnant bushland.
- native vegetation regrowth.
- cultural plantings, some of which includes introduced noxious trees and plants, and
- park-like areas with trees and grass.

The ecological classification of these areas is addressed in Section 2.2.2.

Due to its elevation above the surrounding areas, the Reservoirs site affords views to the Sydney CBD skyline from the eastern embankment. Views over western Sydney to the Blue Mountains are available from the top of the western embankment.

There are also areas that are dominated by administrative and industrial-style buildings, some of which have heritage value. The main built areas are located in the south-east, north-west and north-east corners of the site.

2.2 Key issues emerging

In the initial investigations into the extent of land surplus to Sydney Water's needs and its suitability for development, 4 key issues have emerged, which are discussed below:

- Heritage
- Ecological (Flora)
- Geotechnical
- Soil contamination

Discussions have been held with the Heritage Council on the heritage issues, and with the former DEC on ecological issues and potential ecological outcomes.

2.2.1 Heritage

The Potts Hill Reservoirs site is listed on the State Heritage Register (SHR) (shown in Figure 5), and it contains a number of items of heritage significance. The site is also listed as a heritage item in Bankstown LEP 2001.

A Conservation Management Plan (CMP) prepared for Potts Hill was endorsed by the Heritage Council in April 2005. In addition to a range of heritage management measures for the site, the CMP canvassed a reduction in the SHR boundary based on the area required in the long term for Sydney Water's operations.

The Bagdad Street site does not have any heritage significance, and for this reason is not included on Figure 5.

The review of surplus land and its development potential raised issues in relation to:

- (a) the extent of the site that is on the SHR boundary; and
- (b) the possible adaptive re-use of the decommissioned Reservoir 1

These issues have been the subject of preliminary applications seeking approval in principle from the Heritage Council. The nature of the proposals and the response from the Heritage Council are discussed in further detail in association with the site proposals in Section 3.



Figure 5 - Existing and proposed indicative State Heritage Register boundary

2.2.2 Ecology (Flora)

The ecology of the sites has been investigated. Three endangered ecological communities covered by State and Commonwealth environmental legislation have been found, as shown on Figure 6.

- Cooks River Castlereagh Ironbark Forest (CRCIF),
- Cumberland Plain Woodland (CPW), and
- Sydney Turpentine Ironbark Forest (STIF).

In addition an endangered plant species – the Downy Wattle (*Acacia pubescens*) has also been found in locations in the south-west and central northern parts of the Reservoirs site.

Figure 7 indicates the conservation significance of the vegetation.

An assessment the conservation significance of these endangered communities and species indicated that they are considered to be of moderate to high conservation significance (as shown on Figure 8).



Figure 6 - Vegetation communities located at Potts Hill Reservoirs site

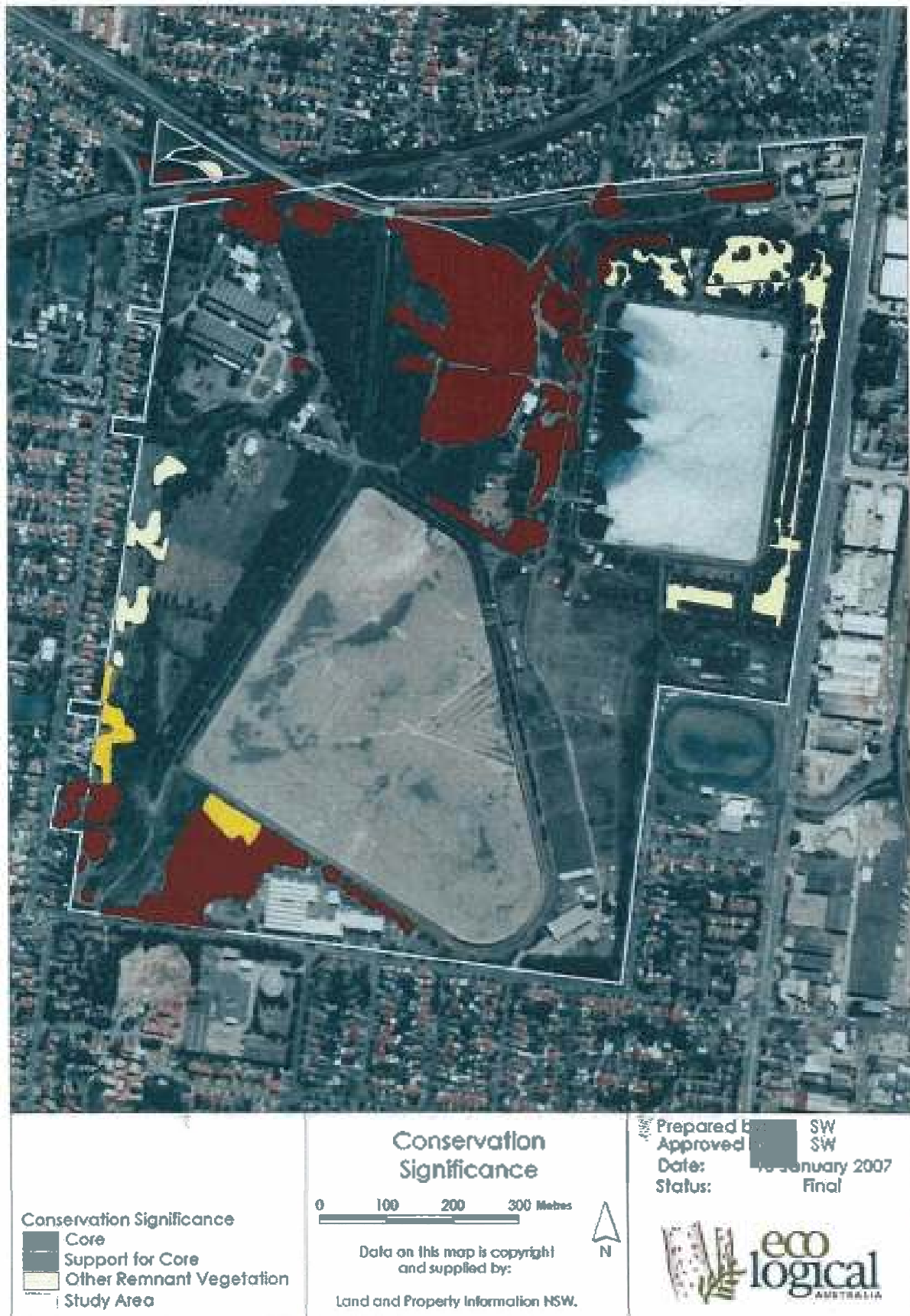


Figure 7 - Conservation significance



Figure 8 - Conservation significance assessment

2.2.3 Ecology (Fauna)

Due to the poor condition and high disturbance of the site, the ecological investigations have concluded that it is unlikely that significant native faunal assemblages inhabit the site.

2.2.4 Geotechnical engineering

A desktop review has been carried out on previous geotechnical studies undertaken by Sydney Water on the Reservoirs site.

The site has been found to contain significant amounts of fill that were created during the construction of the reservoirs, as illustrated in Figure 9. The depth of fill varies across the site, with the deepest fill located immediately to the west and east of Reservoir 2 (shown as blue colours on Figure 9, with dark blue areas having the deepest fill). Variable depth fill is located in the north-west and south-west corners of Potts Hill. The plateau area to the west of Reservoir 1 has seen minimal or no fill. Dark red colours on Figure 9 signify areas of least fill.

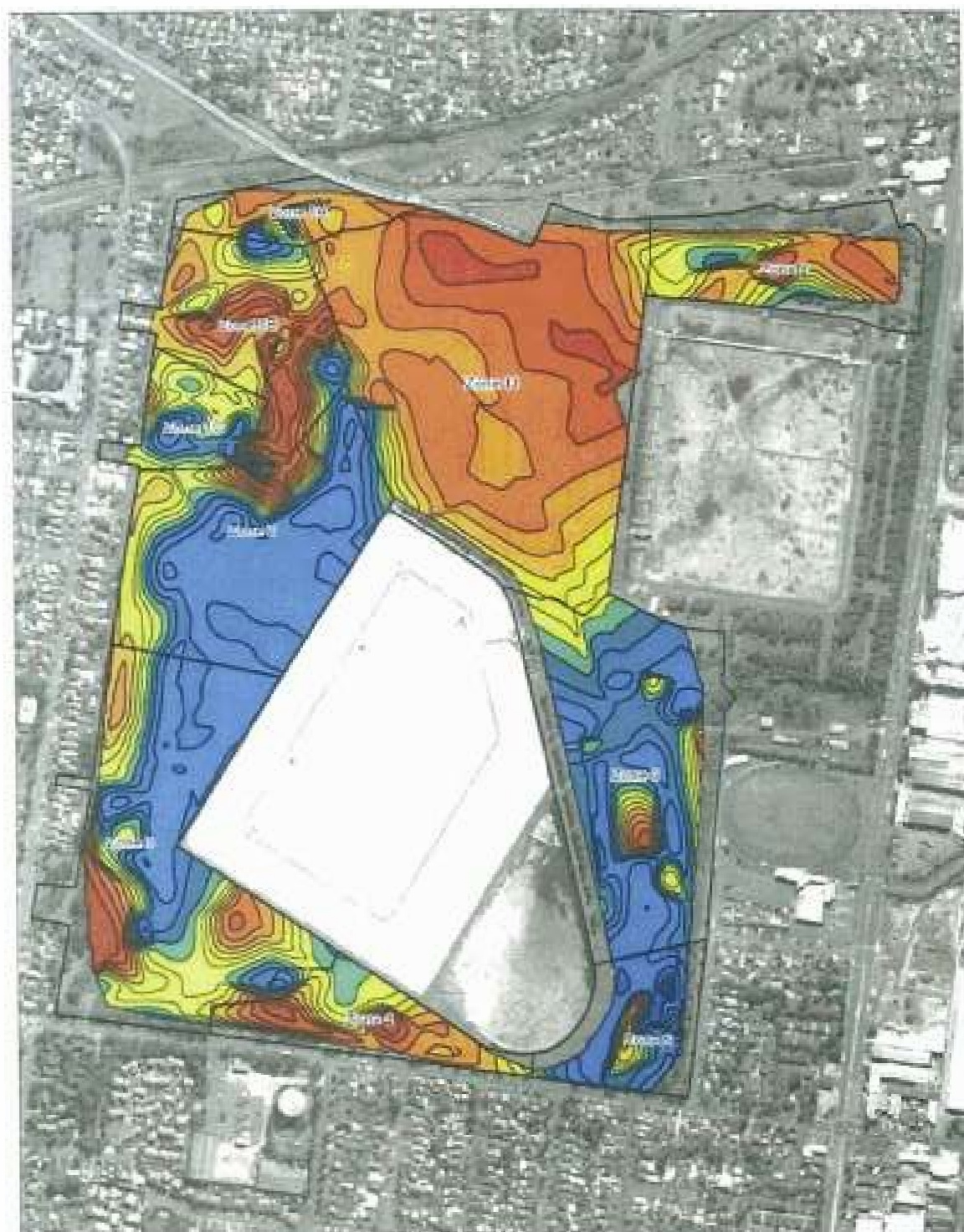
Some of this fill has been in place for over 70 years, and while it has been found to contain a mix of soil and boulders of varying size, it is considered to be relatively stable.

A geotechnical review of the Bagdad St site is underway at present.

2.2.5 Soil contamination

Assessments of the soil within the Potts Hill site to determine whether there has been any contamination have been undertaken on behalf of Sydney Water. The investigations included soil sampling and analysis in accordance with accepted industry protocols. Minor levels of contaminated soil resulting from the construction of the reservoirs and subsequent site use have been found throughout the Reservoirs site. The nature and extent of contamination are able to be adequately addressed under the relevant legislation.

The environmental assessments have been reviewed by an accredited Site Auditor with the view to achieving a remediation strategy appropriate for the proposed zonings.



Depth of Fill
(m from Surface)



Figure 9 - Fill depth profile, Reservoirs site

2.3 Other issues

2.3.1 Bushfire

The site is not included in any bushfire prone lands within the Bankstown LGA, therefore in accordance with the guidelines for bushfire planning, the site is not considered to present any bushfire risk, and the guidelines do not apply.

2.3.2 Traffic and transport environment

The site is located in close proximity to the major metropolitan road network, with Rookwood Road providing connections to the Hume Highway to the south and Parramatta Road and the M4 Motorway to the north.

There are 3 access driveways along Birrong Road into the Reservoirs site, 1 off Cooper Road, and a disused entry off Rookwood Road.

Rookwood Road is an important regional road and carries around 52,000 vehicles per day, while Brunker Rd performs a collector road function and carries around 12,500 vehicles per day. Cooper Road is a local road that carries between 5,000 and 7,000 vehicles per day.

The junctions of Rookwood and Brunker Rds and Rookwood Rd and Boardman St are controlled by traffic signals. The junction of Rookwood and Brunker Rds is presently operating at or beyond capacity in both the morning and evening peak periods.

There is a roundabout at the junction of Brunker and Cooper Rds. It has been found to be already operating beyond capacity in the morning peak, and is reported to have a history of accidents.

Birrong is served by existing bus and rail services, which are within a short walk of the site. Birrong station provides trains to employment and retail centres such as Central, Strathfield, Bankstown and Liverpool. Regents Park station is about 800m from Cooper Road. The frequency of services ranges from 1-3 services per hour in the off-peak (depending on destination) to up to 8 services per hour in the peak, with the most frequent services to Bankstown and the City.

Private bus services travel past the site on their way between Bankstown and Auburn, via Regents Park, and between Bankstown and Lidcombe via Regents Park. These services will be available for future residents and employees.

2.3.3 Aboriginal archaeology

An Aboriginal archaeological assessment of the surplus land at Potts Hill was undertaken by Jo McDonald Cultural Heritage Management Pty Ltd in accordance with established protocols.

The assessment found that there are no areas within the surplus land identified as worthy of conservation for indigenous heritage values. The surplus land was concluded to be developable without any archaeological constraint. No further archaeological investigation is required.

2.3.4 Services and utilities

The site is located in an established suburb and redevelopment will require augmentation of most services and utilities.

2.3.5 Existing zoning

The surplus land is presently zoned 5 Special Uses – Sydney Water under Bankstown Local Environmental Plan (Bankstown LEP) 2001, as shown on Figure 10. The current zoning of the operational land to be retained by Sydney Water is to be maintained.

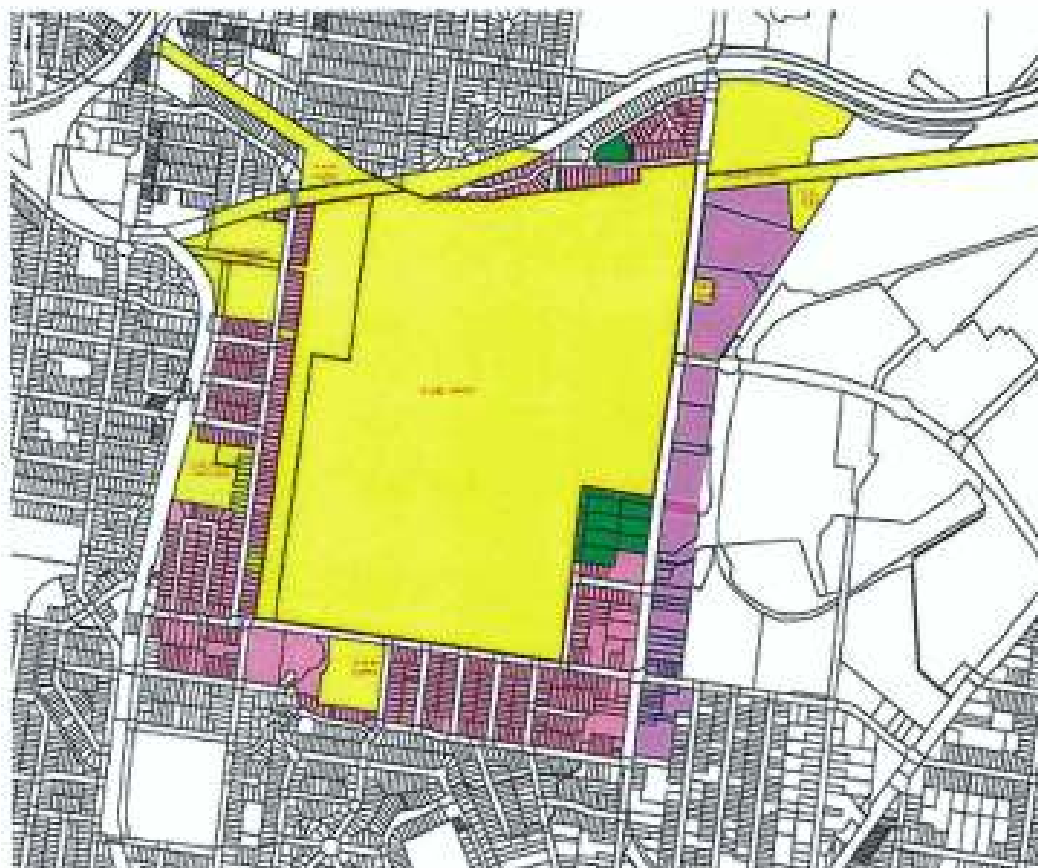


Figure 10 - Existing site zoning

Objectives of Zone 5 are:

- “(a) to identify land owned, used or required to be used by, or under the authority of, a public authority or for other semi-public purposes, and
- (b) to permit a range of uses which are compatible with the locality.”

Only a limited range of uses is permissible under the Bankstown LEP within the Special Uses zone, including the following:

- Car parks
- Centre based child care centres
- Communications facilities
- Community facilities
- Dams
- Educational establishments
- Helicopter landing sites
- Hospitals
- Housing for older people or people with a disability
- Landfilling
- Public buildings
- Recreation areas
- Sanctuaries
- Utility installations

2.4 Preliminary site development principles

Following the investigations carried out a number of planning and development principles were identified for the surplus land as illustrated on Figure 11.

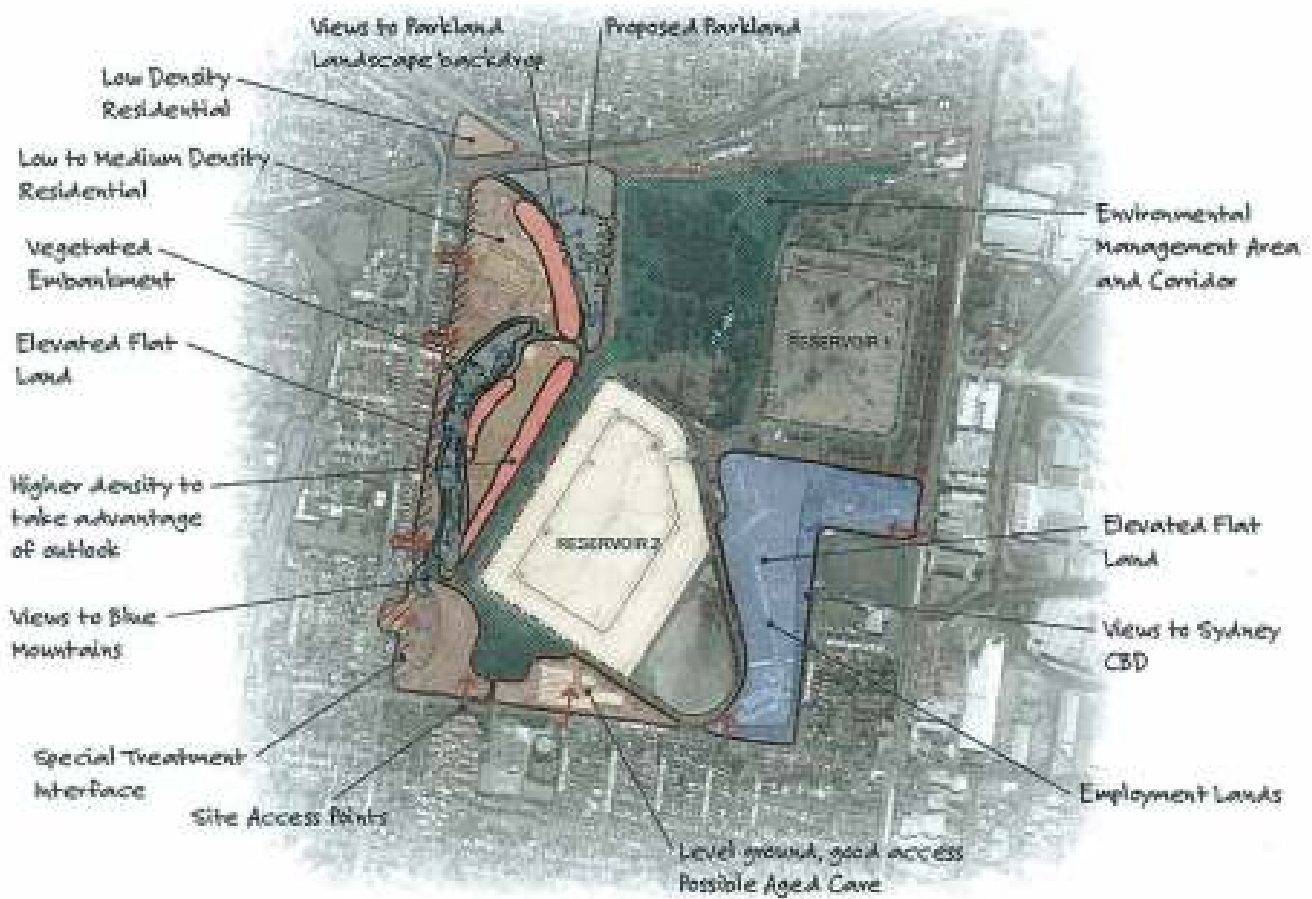


Figure 11 - Planning and development principles, Potts Hill surplus land

3 Outline of proposals and preliminary environmental assessment

3.1 Preliminary Concept Layout

A preliminary concept layout (see Figure 12) has been prepared for the areas identified as surplus to Sydney Water's needs, and which appear suitable for redevelopment. The plan is indicative, illustrating how the site could potentially be developed. The concept may change based on more detailed analysis, and consultation with Government agencies and the community.



Figure 12 - Preliminary Concept Layout

3.1.1 Residential land

The southern and western parts of the Reservoirs site are suitable for residential development. The potential net residential land is around 24 hectares.

A number of potential access points into this area could be considered off Cooper Road and Brunner Road using existing entry points to the site.

It would be appropriate that the density of development is similar to the surrounding areas which include a mix of dwelling types.

Special planning is proposed to occur at the interface between the residential area and existing dwellings along Cooper Road, to ensure that a high level of amenity is maintained.

The Bagdad Street site is also suitable for residential development, taking advantage of existing road access.

3.1.2 Open Space

Two areas of potential public open space have been identified including a triangular park-like area in the north-west corner of the Reservoirs site, and the embankment land in the western part of the site.

These 2 areas could provide over 4 hectares of public open space, accessible to surrounding residents.

Further geotechnical assessments are underway to determine the extent of the embankment that can be retained.

3.1.3 Employment land

The proposed employment component comprises around 12 hectares in an inverted "L shape" located between Reservoirs 1 and 2, with road frontage to Rookwood Road, Brunker Road and Graf Avenue.

The proposed employment area includes part of the Reservoirs site that presently accommodates a number of industrial-style buildings and has traditionally been used for quasi-industrial uses.

It is expected that the style of development will be a mix of warehouse, office and parking/landscaping areas, similar in scale to the redevelopment areas of the Chullora Industrial Estate on the eastern side of Rookwood Road.

Potential occupiers of the employment land include Sydney Water, a key NSW Government agency, and energy utility providers.

Potential access can be achieved off Brunker Road and Rookwood Road using existing entry points to Potts Hill. Additional access to this area could be obtained along Graf Avenue, subject to dealing with an existing embankment along its length.

3.2 Removal of fill and re-use of Reservoir 1

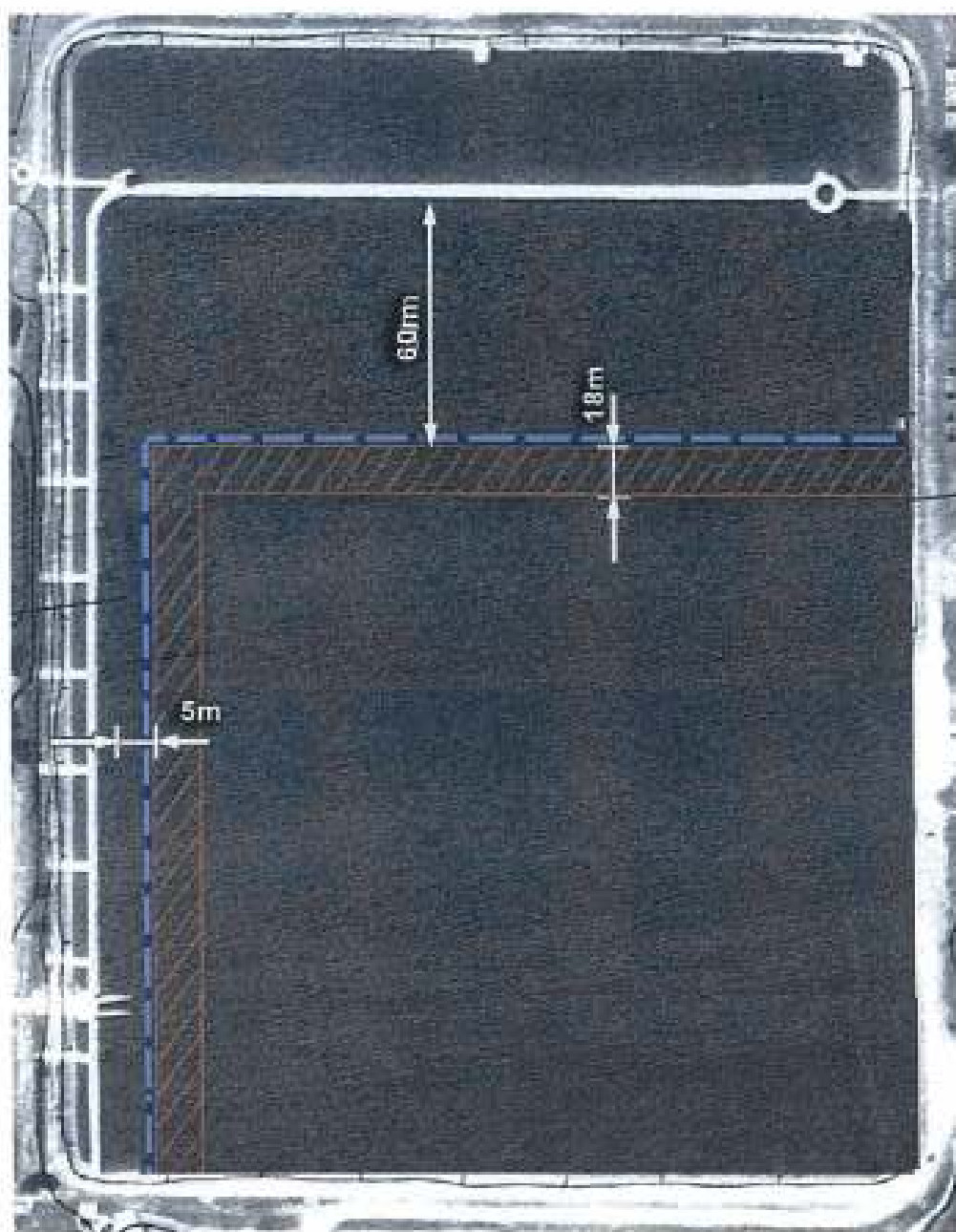
To enable development of existing filled areas, some of the fill will require removal.

A range of options for fill removal was investigated, ranging from total removal of all fill to partial removal. The preferred approach is to remove an amount of fill that is equivalent to the weight/pressure of the development that is likely to go on the land. This process is expected to produce an amount of surplus fill, which is estimated to be of such a quantity that is not cost effective to remove to landfill, thereby also avoiding the effects to trucking the fill along local streets. Investigations carried out into the possible use of Reservoir 1 for the storage of the excess fill has determined that it is structurally and economically feasible.

The extent of fill that would need to be stored in Reservoir 1 has not yet been determined, and is subject to further geotechnical assessment currently underway. However, the preferred manner in which the fill could be stored is shown in Figure 13 and Figure 14. Depending on the findings of the geotechnical assessment, the Reservoir has the capacity to accommodate up to 8m of fill above the reservoir floor. The preferred approach would see the fill located adjacent to the eastern and southern walls of the Reservoir to improve wall stability. It would be located to allow Sydney Water continued access to key infrastructure within and around the reservoir, and to allow the reservoir to continue to perform its present minor storm water management role.

In addition to locating the excess fill within Reservoir 1, there is an opportunity to utilise part of the reservoir for the storage of storm water or recycled water. These options are being investigated in conjunction with water sustainability measures associated with the redevelopment of the surplus land.

Preliminary investigations indicate that the storage of fill and water within Reservoir 1 (including site preparation and the transporting of fill) can be achieved without any detrimental impact on the fabric of the reservoir.



FILL OPTION 2

-  Batters around fill at 1 in 3
-  Wall/bunding to control surface run-off

Figure 13 - Preferred approach to proposed re-use of Reservoir 1 for storage of inert fill

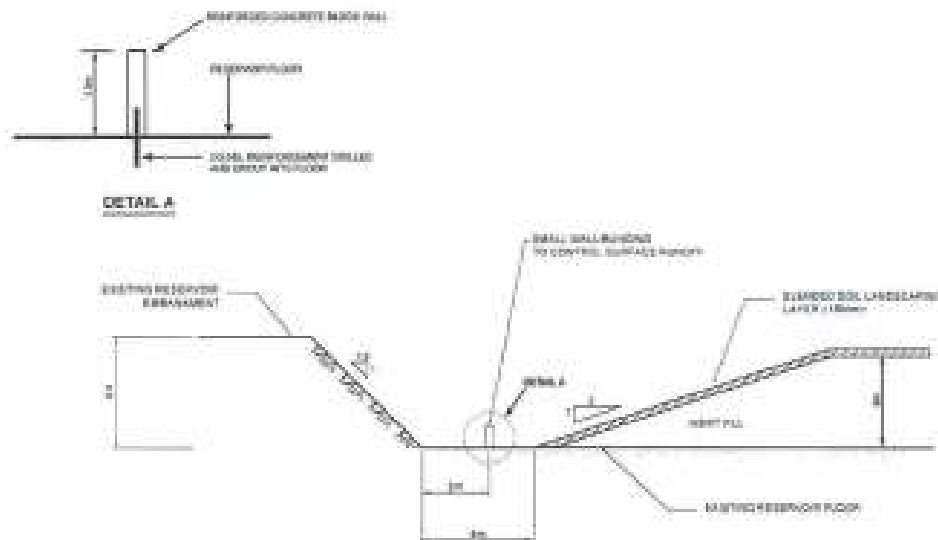


Figure 14 - Section showing placement and management of proposed fill in Reservoir 1

3.3 Proposed zonings and development parameters

3.3.1 Zonings

The preferred zoning for the residential component is Zone R1 General Residential. This zone is considered preferable in that it provides flexibility to allow for a range of housing types and densities to respond to the market in this locality. The residential development could add approximately 300 dwellings and around 1000 persons to the local community.

The preferred zoning for the eastern employment area is Zone B7 Business Park. This zone is preferred on the grounds that it will enable a broad range of uses in line with the current proposals. The employment area is expected to accommodate in the order of 700-800 employees.

The preferred zoning for the open space areas is zone RE1 Public Recreation.

3.3.2 Development parameters

It is proposed that the residential development area should be capable of delivering a range of housing to meet the needs of different households, and which responds to the location of the site close to transport and facilities. This should include detached and attached dwellings ranging from single dwellings to low-rise residential apartments.

It is proposed that the maximum building height would be 3 storeys.

To achieve this range of dwelling types, subdivision for a variety of lot sizes is expected, ranging upwards from a minimum of around 250m².

For the employment land, a density (or floor space) of 1:1 is proposed, which matches the Council's current planning provisions for industrial development. A maximum building height of around 18 metres is envisaged, for both warehouse-style buildings and office components.

Development guidelines will be prepared to address issues such as the relationship of future development along site interfaces landscape and public domain.

3.4 Heritage impacts

A draft submission to the Heritage Council has been prepared seeking to amend the boundary of the site that appears on the State Heritage Register. The assessment that will accompany that application indicates that the revised boundary relates adequately to the operational area for the Potts Hill Reservoirs, and that the proposed boundary respects the heritage context of the site, including cultural plantings.

A draft heritage impact statement demonstrates that the re-use of Reservoir 1 for the placement of inert fill and/ or water is consistent with the options assessed under the endorsed Conservation Management Plan (2005), and that storage of fill in the manner set out in this proposal will not have any detrimental impact on the heritage fabric or heritage interpretation of Reservoir 1.

3.5 Proposed “ecological footprint” and biodiversity certification

A preliminary biodiversity certification application will be submitted to the Department of Environment and Climate Change.

This application will detail the retention, rehabilitation, conservation and on-going management of ecological areas.

It embodies a proposed ecological footprint for the Reservoirs site and will involve environmental management measures on land to be retained by Sydney Water in return for the loss of ecological areas within the surplus land.

The assessment carried out to date and the response from DECC officers indicates that it meets the “improve or maintain” principle for biodiversity values.

3.6 Preliminary assessment of traffic and transport impacts

A preliminary assessment of the traffic and transport implications of the proposals indicates that a range of traffic improvements may be warranted, including:

- Upgrading of the roundabout at the junction of Brunker Road and Cooper Rd – this intersection has been identified as problematic without the redevelopment proposals.
- Traffic calming measures along Cooper Road.
- Additional turning lanes at the existing signalised junction of Rockwood and Brunker Roads.
- Possible signalisation of the junction of Brunker Road and Graf Avenue.

4 Conclusions

This project outline and preliminary assessment has been prepared to provide preliminary information on the redevelopment proposals for land at Potts Hill Reservoir that is surplus to the needs of Sydney Water.

It also contains an initial assessment of impacts and issues.

Its purpose is to provide a basis for eliciting feedback from government agencies to assist the Director-General of Planning to issue the Director-General's Requirements for a detailed Environmental Assessment of the proposals.

It follows a request submitted to the Minister for Planning in June 2007 to authorise the submission of a Concept Application for Potts Hill under Part 3A of the Environmental Planning & Assessment Act, and to consider the site as a State Significant Site. On 20 July, 2007 the Minister announced that the process for considering the site as a State Significant Site had commenced, and that he had authorised the submission of a Concept Plan under Part 3A.

This report has been prepared in accordance with the Department's Guidelines for Concept Applications.

The project outlined in this report will result in the following benefits for the locality and the Region:

- Efficient and timely re-use of surplus public land at Potts Hill.
- Employment, residential and essential utilities which take advantage of the locational attributes of the site, and which are compatible with surrounding activities.
- Retention of sufficient land for expansion of water management infrastructure by SWC at Potts Hill.
- Significant employment outcomes, comprising up to 800 jobs:
 - New accommodation for an essential facility that is a key to State-wide Government operations – accommodating over 350 employees.
 - New Field Headquarters accommodation for Sydney Water – up to 450 employees including field staff – assisting with the efficient relocation of employees as part of the Sydney Water's relocation strategy.
- Site clean-up to overcome minor soil contamination due to historical construction of reservoirs and other on-site operational activities.
- Over 300 dwellings that will meet the need in the local area for well-located housing.
- Public open space in an area that is presently not accessible to the public. The open space proposed is of a high standard.
- Retention, rehabilitation and conservation of ecological areas.
- 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.

While there are likely to be a number of impacts arising from the development proposals, measures are available to satisfactorily mitigate those impacts.

On the basis of this information, the Department is requested to issue the Director-General's Requirements for the Environmental Assessment for the redevelopment of surplus land at Potts Hill, as a precursor to the submission of a formal Concept Application.