



Concept Plan Application under Part 3A

Preferred Project Report Potts Hill Reservoirs Land

Prepared on behalf of

Landcom & Sydney Water Corporation

Cité Urban Strategies

February, 2009



Submission to Department of Planning

Concept Plan Application under Part 3A

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Brunker Road/ Cooper Road, Potts Hill

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1 INTRODUCTION

1.1 Background

This Preferred Project Report outlines the amendments and refinements to the Concept Plan application for the redevelopment of land at the Sydney Water Potts Hill Reservoirs site that is surplus to operational needs.

These amendments and refinements have arisen from (a) issues raised by the public exhibition of the proposals by the Department of Planning, which elicited comments from public agencies, interested local organisations and members of the local community; (b) specific areas of clarification requested by the Department of Planning; and (c) further site analysis and investigation that has been undertaken by Sydney Water and Landcom in response to issues.

The key modifications include the following, which are highlighted on Figure 1:

- Refinement of the boundary between the “redevelopment land” and the “retained land” (land to be retained by Sydney Water) to address suitable employment land parcels in the eastern (business park) precinct and to most appropriately respond to a proposed heritage boundary in this area and the location of heritage buildings (see **Label A** on Figure 1);
- Revision of the boundary in the north-western part of the site (previously identified as “Railway Park”) in response to feedback from Bankstown Council that it did not support dedication of this area as open space due to its location, topography, presence of threatened flora, and potential use (**Label B** on Figure 1). The area that was formerly “Railway Park” has been divided into two, with the western portion included as residential land, and the eastern component to be retained in Sydney Water ownership as part of the “retained land”. In responding to Council’s concern about “Railway Park” Sydney Water and Landcom carried out a review of the vegetation within this area so as to define the most appropriate boundary. Overall, this change has increased the total residential area, and reduced marginally the amount of proposed public open space;
- Revision of the boundary between the retained land and the redevelopment land in the area immediately south of Reservoir 2 (**Label C** on Figure 1), to ensure that the proposed employment land along Brunker Road in this location excludes valuable vegetation;
- Deletion of the proposed “Cooper Road Park” from the zoning and other planning maps (**Label D** on Figure 1). More detailed landform and stormwater drainage analysis suggests that the size and shape of this park area will vary from that shown on the previous plans. In order to provide flexibility for the size and shape of the open space, it was decided that this area should be included within the residential-zoned land. It is intended to maintain an area of public open space for dedication to Bankstown Council in this location, however, its size and shape will be determined in conjunction with further detailed planning;
- Minor modifications to the maps illustrating the zoning boundaries and the preferred planning parameters for the redevelopment land, based on the revisions outlined above;
- Reduction in the proposed maximum building height for dwellings in the low density component of the residential precinct, from 10 metres to 9 metres;
- Further information on the proposed voluntary Conservation Agreement (VCA) (under the National Parks & Wildlife Act) between Sydney Water Corporation and the Department of Environment and Climate Change (DECC), including more refined mapping of vegetation communities;
- Revision of the off-set package arising from the proposed VCA and associated Environmental Management Plan (EMP) and Vegetation Management Plan (VMP) over vegetation within the retained land, and arising from the change in status of “Railway Park”;

- Clarification of elements of the Statement of Commitments, and the timing of actions in particular;
- Clarification of the proposed ownership arrangement for the two access roads to the proposed business park;
- Clarification of miscellaneous issues raised by the Department of Planning;
- Refinement of the State Heritage Register (SHR) boundary for the site, which was approved by the Heritage Council in December, 2008, and gazetted on 30 January, 2009;
- Refinement of the areas proposed for employment, residential and open space arising from the changes outlined above; and
- Clarification to the status of the “re use” of Reservoir 1.

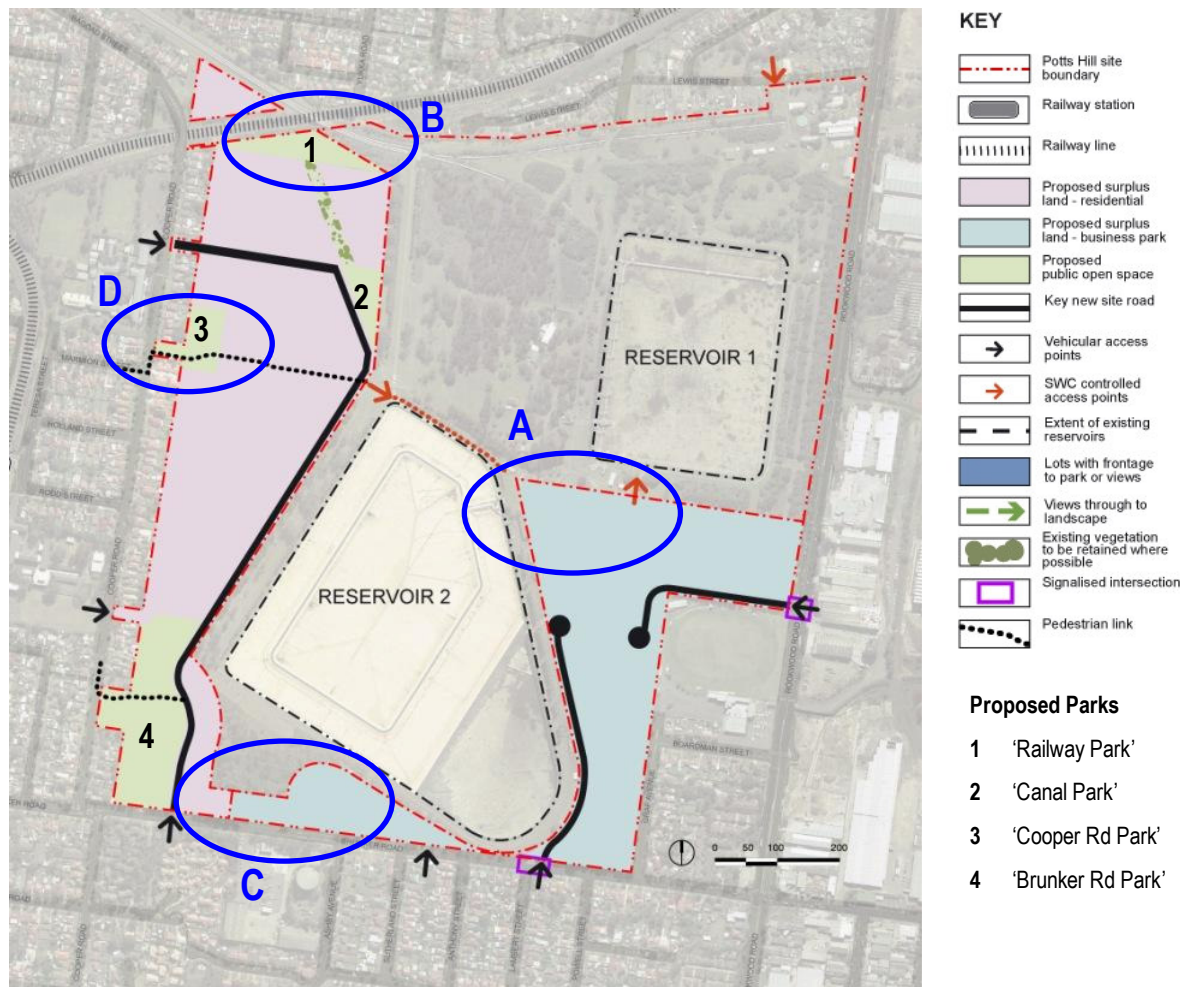


Figure 1 – Highlighted key amendments to the original Concept Plan Application

In addition, Design Guidelines for future development within the residential precinct were submitted with the Environmental Assessment with the intention that they be included as development controls within the Major Projects SEPP Amendment. The Department of Planning advised that the design guidelines were not suitable for that purpose, and that a condensed set of residential development controls should be prepared. A new set of proposed controls have been prepared and are included as complying development provisions in Section 3.3 of this report. The Design Guidelines will remain as design principles for the residential precinct, and may undergo refinement over time as the development of the residential precinct proceeds.

1.2 Further investigations undertaken for this report

In response to the issues raised during the public exhibition additional investigations have been carried out on ecological, traffic and transport, and heritage issues, as outlined below:

- **Ecology (flora and fauna)**
 - (a) As a result of the changes to the boundary between the redevelopment land and the retained land in the north-west corner of the site, and immediately south of Reservoir 2, additional vegetation assessments were carried out to determine the new boundary;
 - (b) in response to progressing the voluntary Conservation Agreement comprising management of the ecologically significant vegetation within the retained land, further ecological survey work has resulted in refinement of the vegetation communities and proposed off-set ratios. Details are set out in this Report;
- **Traffic and transport**
 - (a) the Roads & Traffic Authority (RTA) raised concerns about the “warrants” for the proposed signalised intersections at the junctions of the new access roads into the business park land from Rookwood Road and Brunner Road. In response, additional modelling has been undertaken of the two intersections based on potential business park levels of traffic generation, and anticipated levels of traffic generation from the proposed uses. The modelling demonstrates that a “warrant” for signals at Rookwood Road remains, but that the “warrant” for signals at Brunner Road cannot presently be sustained and that alternative intersection arrangements are necessary. The RTA has advised that a warrant for signals is likely to arise in the future due to projected traffic growth on Brunner Road. Arrangements for these intersections will be resolved as part of the Project Applications within the Business Park area;
 - (b) the Ministry of Transport (MoT) raised issues in respect of the adequacy of public transport services to meet the demands of the new employment and residential population, and the potential for travel demand management measures for the Business Park. In response, discussions with bus operators confirm that existing bus capacity is sufficient, and that capacity levels can be increased by additional services. Adequate capacity exists within City Rail services. Travel demand measures have been considered as part of the Project Applications for the Sydney Water Facility (MP 08_0049) and Police Force Facility (MP 08_0050);
 - (c) Bankstown City Council raised concerns with respect to the dedication of the proposed access roads into the Business Park, preferring private roads. Further discussions have been held on this issue. It will be resolved through the Project Application for the Civil/Infrastructure Works (MP 08_0069).
- **Heritage** – as a consequence of the minor refinements to the boundary of the retained land, the boundary for the SHR boundary has been amended (approved by the Heritage Council, and gazetted January, 2009).

1.3 What this Preferred Project Report contains

This Preferred Project Report provides details of the changes to the Concept Plan for the redevelopment component of the Potts Hill Reservoirs site, in response to issues raised during the statutory public exhibition phase arranged by the Department of Planning, follow-up discussions and consultation with agencies and the community by Landcom and Sydney Water, and further, more detailed site investigations.

Section 2 outlines the proposed changes to the Concept Plan, responding to submissions made during the public exhibition period and addressing additional specific issues conveyed by the Department of Planning.

Section 3 includes the revised planning maps for the amendment to the Major Projects SEPP that will effect the rezoning of the redevelopment land, establish the future approvals regime and address exempt and complying development. This section also proposes complying development provisions for residential lots under 450m², having regard for the SEPP (Exempt & Complying Development Codes) gazetted on 12 December, 2008. It also proposes development controls for special "bush reserve" lots that may be created on the embankment west of Reservoir 2.

The Appendices include correspondence from Sydney Water to DECC in relation to the revised biodiversity strategy and VCA (Appendix A), a letter to the Department of Planning from EcoLogical Australia in respect of the EPBC Act (Appendix B), a revised Statement of Commitments (Appendix C), and responses to issues raised during the public exhibition process (Appendix D).

1.4 Specific issues raised by Department of Planning

By letter from the Department dated 22 September, 2008, the Department requested that the following issues be addressed:

- (a) Any changes to or refinement of the Concept Plans since submission of the Environmental Assessment including:
 - site boundaries and precinct allocation (including a map of proposed subdivision of employment lands);
 - proposed vegetation removal, and
 - proposed use of Reservoir 1.
- (b) Clarify whether there is any overlap between land to which the Concept Plan applies and land to be retained within State Heritage Register boundary.
- (c) Outline proposed mechanisms for conservation of existing native vegetation on 'bush lots' within the residential development.
- (d) Clarify whether any mechanism is proposed for conserving vegetation in perpetuity within the land to be retained by Sydney Water, including plans for vegetation specified under Potential Use (10-20 years) in Table 3 of Appendix C of the Environmental Assessment.
- (e) Resubmit the data presented in Table 4 of Appendix C of the Environmental Assessment, distinguishing between vegetation types and quantities to be retained/ lost in the development site and vegetation to be retained in the Sydney Water lands.
- (f) Provide details of proposed transport modal share targets for the employment lands, including proposed limitations for parking provision.

The response to these issues and the relevant section of this report which provides further information are outlined in Table 1.

Table 1 – Issues raised by Department of Planning and responses

ISSUE RAISED BY DOP	RESPONSE
Changes/ refinement of Concept Plan since submission of the Environmental Assessment (EA):	Changes include the following:
- site boundaries	<u>Site boundaries/ vegetation removal</u>
- proposed vegetation removal	- refinement of the boundary of the employment precinct following detailed SWC review for development parcels to suit end users
- proposed use of Reservoir 1	- removal of "Railway Park" from proposed open space and partial retention in SWC "retained land", and partial residential use proposed - consequential changes to other aspects, including:

ISSUE RAISED BY DOP	RESPONSE
	<ul style="list-style-type: none"> - change of boundary to the redevelopment land and the retained land - increase in potential core vegetation area to be included in off-set - reduced amount of potential vegetation lost - revised offset figures (loss –v- retention) - reduced amount of open space to be provided by the development <p>These changes are outlined in Section 2 of this Report.</p> <p>Reservoir 1</p> <ul style="list-style-type: none"> - Landcom and Sydney Water requested that the retained land be excluded from Concept Plan land and State Significant Site status in June 2008. Therefore, the potential re-use of Reservoir 1 falls outside the Concept Plan site - As a result, should there be any need to re-use Reservoir 1 in the future, Sydney Water will seek approval under planning provisions relevant at that time.
Whether there is any overlap between SHR boundary and SWC retained land	<p>The SHR boundary and the SWC retained land generally match, with the exception of the north-west corner of the site, and some minor variations around the employment land, where the SHR boundary sits within the retained land.</p> <p>See Section 2.5 and Figure 5 of this Report for further details.</p>
Proposed mechanisms for conservation of existing native vegetation on proposed “bush lots”	<p>Possible “bush lots” may be created on the embankment to the west of Reservoir 2, where the embankment is left in its current state. The existing vegetation in the area is not remnant vegetation but vegetation regrowth, and planted vegetation. The main objective of creating bush lots is aesthetic and to keep biodiversity where possible – it is not of high conservation value in ecological terms. Subject to geotechnical and earthwork requirements, trees left on the embankment that can be retained will be noted on a Section 88B (of the Conveyancing Act) instrument registered on the title of each affected future lot.</p>
<p>Whether mechanism proposed to conserve vegetation in perpetuity within SWC retained land</p> <ul style="list-style-type: none"> - plans for vegetation specified under potential use 10-20 years (Table 3 EA Appendix C) 	<p>SWC and DECC will develop a voluntary Conservation Agreement (VCA) (under the NP&W Act) for agreed areas of vegetation within the retained land. An Environmental Management Plan (EMP) and Vegetation Management Plan (VMP) will also be prepared. The combined VCA and EMP/ VMP will apply to the Sydney Water retained land.</p> <p>The detail of the relevant areas is outlined in Section 2.3 and illustrated on Figure 4.</p>
Resubmit data in Table 4 EA Appendix C, distinguishing between vegetation types and quantities to be retained/ lost in development land and retained land	<p>Data on offsets have been revised following the refinement and recalculation of the off-sets resulting from the changes outlined above.</p> <p>Refer Section 2.3, Figure 3 and Table 5 of this Report.</p>
Proposed modal share targets for employment lands, including proposed limitations on parking provision	<p>Strategies addressing mode share and access to public transport for the employment land will be developed in conjunction with implementation of the Project Applications for the employment land. The intent of these plans is to provide employees with appropriate information on the availability of public transport services to Potts Hill, and to implement programs that reduce the reliance on private cars for commuting to work at Potts Hill.</p> <p>The provision of parking within the employment land has also been addressed as part of the Project Applications for the Sydney Water Facility and the Police Force Facility (Project Application Nos MP 08_0049 and MP 08_0050 respectively).</p>

2 REVISED CONCEPT PLAN

2.1 Introduction

Arising from the minor changes to the boundaries of the redevelopment land and the minor changes to land-uses, the Concept Plan has been modified marginally.

The revised concept is illustrated on Figure 2 which includes the concept layouts for the employment/ business park precinct reflecting the Project Applications submitted for that area.

The effects of the minor revisions to the Concept Plan on the land-use arrangements are outlined in Table 2.

Table 2 – Revised land-use calculations for the redevelopment land

LAND-USE	AREA	% OF TOTAL AREA
Employment	15.66 hectares	39.6%
Residential (including roads and drainage)	19.9 hectares	50.4%
Low density	16.64 hectares	42.1%
Medium density	3.26 hectares	8.3%
Public open space+	3.94 hectares+	10%
TOTAL	39.5 hectares	

+ Committed open space areas comprise "Canal Park" (0.46ha); "Brunker Road Park" (2.65ha), which total 3.11 hectares. An additional area of open space in lieu of "Cooper Road Park" will also be identified following more detailed design, which will bring the amount of open space to around 3.94 hectares.

2.2 Public open space provision

As a consequence of the further detailed planning and geotechnical and landform assessments undertaken for the western residential precinct, the areas proposed for dedication of public open space have been revised. As outlined in Section 1, "Cooper Road Park" has been deleted pending further investigations. These investigations relate to stormwater and geotechnical matters which will inform the exact size and location of this park. Once these investigations are complete a new area of open space in the vicinity of 0.8ha in lieu of Cooper Road Park will be defined.

Until the exact area and location is known it is premature to have this rezoned. The proposed zoning will permit this land use.

The rationalisation of this open space will form part of future Project Applications for the western precinct.

The areas of proposed open space for dedication (and shown as proposed zone recreation land on the zoning map) are as follows:

Canal Park	0.46 hectares
Brunker Road Park	2.65 hectares
Total	3.11 hectares

It should be noted that Bankstown Council's Section 94 Contributions Plan (2002) does not have a requirement for dedication of open space, and Council does not have a policy for maintaining the existing rate of open space provision in Bankstown (page 11 of s94 Contributions Plan). Funding in the contributions plan is attributed to acquisition of additional open space, and embellishment and improvement of existing open spaces.

Notwithstanding the Council's position on dedication of public open space, for the expected population within the residential area of around 1200 persons, the committed park areas (3.11 hectares) represent a rate of 2.6 hectares per 1000 population.

This is marginally less than the generally accepted level of open space provision of 2.83 hectares per 1000 population. When the additional open space in lieu of Cooper Road Park is added (around 0.8 hectares), it is expected that this benchmark for open space provision will be exceeded.



Figure 2 – Illustrative Concept Plan for the residential and employment land

The approach to public open space at Potts Hill will create a range of open spaces at an appropriate rate that will provide for a variety of passive open space experiences, including natural areas (within “Brunker Road Park”) and traditional parkland settings (in “Canal Park”). The rate of provision of public open space will exceed the accepted benchmark of 2.83 hectares per 1000 people, as outlined in the Statement of Commitments.

2.3 Ecological issues

2.3.1 Revised biodiversity strategy and off-set ratio

Arising from the boundary revisions outlined above and progress on the voluntary Conservation Agreement (VCA) for vegetated land within the “retained land”, a revised ecological footprint and biodiversity package have been identified. The principles of managing/ conserving vegetation in the northern part of the site and in the area south of Reservoir 2, and linking these areas with a vegetation corridor along the western boundary of Reservoir 2 have been retained.

Figure 3 shows the nature of the vegetation communities and their relationship with the proposed zone boundaries. It demonstrates that the majority of the valuable vegetation is located either within the retained Sydney Water land or within proposed public open space.



Figure 3 – Location of vegetation communities and proposed land use zonings

Figure 4 shows the area within the Sydney Water retained land that has been offered to DECC as the basis of the proposed VCA. All of the retained land (including the land under the VCA) will be the subject of the EMP and VMP.



Figure 4 – Area proposed for voluntary Conservation Agreement between Sydney Water and DECC

Table 3 identifies the location of the vegetation communities within the original proposal and the revised proposal. The main changes in figures (from May 2008 to November 2008) have arisen from further ecological survey work, redefinition of the vegetation types, and refinement of the extent of vegetation areas.

Table 4 and Table 5 outline the losses in vegetation arising from the proposed development of the surplus land, compared with the vegetation gains arising from the proposed conservation and rehabilitation actions on the Sydney Water retained land. Table 5 contains the updated calculations which represent the revised off-set ratio. These Tables have been prepared through data collated by EcoLogical Australia (ELA).

The revised off-set arrangements include 5.24 hectares of critically endangered ecological communities (CEECs) and endangered ecological communities (EECs) that will be the subject of the VCA between Sydney Water and Department of Environment and Climate Change (DECC).

When compared with the area of vegetation estimated as likely to be lost (1.1 hectares) the resulting off-set ratio of gain –v- loss is 4.7:1. It should be noted that an additional 3.01 hectares of vegetation outside the VCA area will be managed by Sydney Water under the proposed EMP and VMP. When combined with the area within the VCA, the resulting offset ratio increases to 7.5:1.

This level of off-set has been offered to DECC, and will form the basis of the VCA. Correspondence from Sydney Water to DECC on the proposed VCA is at Appendix A.

TABLE 3 – COMPARISON OF ORIGINAL VEGETATION LOCATION (ELA, MAY, 2008) AND REVISED VEGETATION LOCATION (ELA, NOVEMBER, 2008)

ORIGINAL VEGETATION LOCATION, MAY, 2008							
Vegetation Community	Status *		Vegetation Area (ha)				
	TSC	EPBC	Development Area	Open Space	Retained Land	Potential Use (10-20 yrs)	Total
Cooks River/Castlereagh Ironbark Forest †	EEC	-	0.26	1.11	6.36	0.57	8.30
Creek (Riparian)	-	-	0.07	0.04	-	-	0.11
Cumberland Plain Woodland	EEC	EEC	0.72	0.32	-	-	1.04
Grassland - Native	-	-	-	-	0.33	-	0.33
Sydney Turpentine Ironbark Forest †	EEC	CEEC	0.55	-	1.35	0.70	2.60
Total			1.60	1.47	8.04	1.27	12.38
REVISED VEGETATION LOCATION, NOVEMBER, 2008							
Vegetation Community	Status *		Vegetation Area (ha)				
	TSC	EPBC	Development Area	Open Space	Retained Land	Potential Use (10-20 yrs)	Total
Cooks River/ Castlereagh Ironbark Forest †	EEC	-	0.06	0.67	5.09	0.22	6.04
Creek (Riparian)	-	-	0.06	0.05	-	-	0.11
Cumberland Plain Woodland	EEC	EEC	0.73	0.31	0.24	-	1.28
Sydney Turpentine Ironbark Forest †	EEC	CEEC	0.31	-	2.10	0.60	3.01
Total			1.16	1.03	7.43	0.82	10.44

* TSC = *Threatened Species Conservation Act 1995*; EPBC = *Environmental Protection and Biodiversity Conservation Act 1999*; EEC = *Endangered Ecological Community*; CEEC = *Critically Endangered Ecological Community*

† Classified as Critically Endangered Ecological Community in western Sydney (NPWS 2002a,b)

TABLE 4 – ORIGINAL ECOLOGICAL GAINS AND LOSSES BY VEGETATION COMMUNITY

VEGETATION COMMUNITY	ECOLOGICAL GAIN – RETAIN/ REHABILITATE (HA)	ECOLOGICAL GAIN - REVEGETATION (HA)	LOSS (HA)	NEUTRAL (HA)	INTERIM GAIN (10-20 YEAR WEED MANAGEMENT ONLY)
Cooks River/ Castlereagh Ironbark Forest	6.36	-	0.26	1.11	0.22
Riparian (Cumbungi - dominated drainage)	-	-	0.07	0.04	-
Cumberland Plain Woodland	-	-	0.72	0.32	-
Grassland - Native	0.33	-	-	-	-
Sydney Turpentine Ironbark Forest	1.35	-	0.55	-	0.51
Revegetation (includes corridor along Reservoir 2 - 2.23 ha).	-	10.49	-	-	-
Total	8.04	10.49	1.60	1.47	0.73

The revised ecological gains and losses are set out in Table 5. It should be noted that the “Ecological Gains - Retain/ rehabilitate” column has been split, so as to separately identify those lands that will be subject to the VCA.

TABLE 5 - REVISED ECOLOGICAL GAINS AND LOSSES BY VEGETATION COMMUNITY

VEGETATION COMMUNITY	ECOLOGICAL GAIN – RETAIN/ REHABILITATE (HA)		ECOLOGICAL GAIN - REVEGETATION (HA)	LOSS (HA)	NEUTRAL (HA)	INTERIM GAIN (SWC FUTURE USE)
	VCA & EMP / VMP *	EMP / VMP **				
Cooks River/ Castlereagh Ironbark Forest	3.75	1.34	-	0.06	0.67	0.22
Riparian (Cumbungi- dominated drainage)	-	-	-	0.06	0.05	-
Cumberland Plain Woodland	-	0.24	-	0.73	0.31	-
Grassland - Native	-	-	-	-	-	-
Sydney Turpentine Ironbark Forest	1.49	0.61	-	0.31	-	0.60
Revegetation (includes corridor along Reservoir 2 ~2.23 ha).	-	-	As per EMP / VMP	-	-	-
Total	5.24	2.19	-	1.16	1.03	0.82

* Note 1: The areas supplied above for ecological gains are indicative only. The actual outcomes (and area) will be the subject of the Sydney Water EMP / VMP.

** Note 2: The lands under the “Interim Gain” column will also be subject to the EMP & VMP, but have been identified separately under this table for comparison purposes.

It is understood that DECC has accepted the proposed biodiversity outcomes and area suggested for the VCA (Figure 4 refers), and that correspondence to that effect has been forwarded to the Department of Planning under separate cover.

2.3.2 Referral of proposal to Commonwealth Government

In view of the presence of vegetation communities and species, and fauna species listed under the Commonwealth Environmental Protection and Biodiversity Conservation (EPBC) Act, any development proposal that may affect those listed communities must be referred to the Commonwealth Government (Department of Environment Water Heritage and the Arts (DEWHA)) for assessment. That referral must include an opinion as to whether the proposal is considered to be a “controlled action” - that is, that whether or not the proposed development is likely to have a significant impact on the listed communities or species.

A draft referral has been prepared by EcoLogical Australia for submission to the Commonwealth at the appropriate time of lodgement of a development proposal for the affected land.

EcoLogical have concluded that the proposal is not likely to be a “controlled action”. A letter advising the Department of Planning to this effect is included at Appendix B.

2.4 Traffic, transport and access

Key issues relating to traffic and transport were raised during the public exhibition by the Roads and Traffic Authority (RTA), the Ministry of Transport (MoT), and Council.

The RTA issue was associated with the “warrants” for signalised intersections at the entry roads to the proposed employment precinct on Rookwood Road and on Brunner Road.

The MoT requested further information on possible strategies for increasing the mode share to public transport for employees in the business park, and in respect of the capacity of bus and rail services to meet the demands of the proposed employment and residential population.

These issues have been dealt with via further investigations carried out by Masson Wilson Twiney (MWT) and summarised below.

In addition, Council questioned the proposals for the access to the Business Park area off Rookwood Road and Brunner Road to be dedicated public roads. Further discussions between Landcom, Sydney Water and Council have resolved this matter.

2.4.1 Signalised intersection warrants

Further analysis carried out by MWT on the traffic generated at the two entry roads proposed for the business park has determined that the warrant for signals can be met at the Rookwood Road entry, but that the warrant cannot be met at the Brunner Road entry in the short-term but may be met in the longer term, depending on traffic growth on Brunner Road. The RTA has concurred with the conclusions of MWT.

The RTA has agreed to the installation of traffic signals at the Rookwood Road entry.

The appropriate traffic management solution for the Brunner Road entry has been the subject of detailed assessment for the Project Application for the Infrastructure/Civil works within the Business Park area. Arrangements for this intersection will be resolved as part of that Project Application.

2.4.2 Public transport use and capacity

In respect of these two issues, MWT have advised as follows.

Public transport use/ employment travel demand management/ mode share

- The Concept Application Transport Report outlined existing mode share for travel based on Journey to Work (JTW) data published by the Transport Data Centre and the public transport services surrounding the site;
- The traffic analysis was based on standard RTA traffic generating guidelines as required to assess the potential traffic implications of development;

- It is expected that shifts from private vehicle use would be encouraged by:
 - the site's proximity to public transport (bus and rail);
 - provision of good pedestrian links – outlined in the final Statement of Commitments;
 - preparation of employee travel plans (e.g. information, encouraging car sharing, provision of bicycle facilities etc) – this is most appropriately addressed as part of the Project Applications for the employment uses within the Business Park area.

Public transport services capacity

- Veolia Bus Company runs the various bus routes around the site (Routes 908, 909, 912)
- Consultation with Veolia indicates that services currently run with significant spare capacity. Notwithstanding if capacity becomes an issue, the operators have the capacity to run additional services in the peak period.

2.4.3 Access to Business Park area

Since the lodgement of the Environmental Assessment report, further discussions have been held between Landcom, Sydney Water and Bankstown Council on access arrangements into the Business Park area.

The finally agreed access arrangements are appropriately matters to be addressed under the Project Applications for uses within the Business park area – for the Sydney Water Facility and the Police Force Facility. Suitable conditions of consent can be identified to ensure access arrangements agreeable to the applicants and Bankstown City Council.

The choice of whether these roads are private or public roads has no effect on the intersection design (discussed above) where they join Rookwood Road and Bruncker Road.

2.5 Re-use of Reservoir 1

As outlined in Table 1, as a consequence of the request from Landcom and Sydney Water for the concept application and State Significant Site status to apply only to the surplus (redevelopment) land, where identifiable redevelopment proposals will be focussed, the potential re-use of Reservoir 1 now fall outside the area covered by the Concept Application. Therefore, if the need arises in the future for the re-use of Reservoir 1, Sydney Water will make the necessary application/s under planning provisions relevant at that time.

Concept approval for the re-use of Reservoir 1 is no longer sought under this concept application.

2.6 State Heritage Register boundary

The Environmental Assessment (EA) (June 2008) outlined that the Potts Hill Reservoirs land is included on the State Heritage Register (SHR).

Prior to the lodgement of the EA submissions were made to the NSW Heritage Council to revise the SHR boundary so that it could better reflect the heritage values of the site and the on-going operational areas associated with the Reservoirs.

A formal request for revision of the SHR boundary was made to the Heritage Council in June, 2008. The existing and revised SHR boundaries are illustrated on Figure 5.

The Heritage Council resolved to approve the boundary amendment in October, 2008, and the change was gazetted on 30 January, 2009.



Figure 5 – Revised SHR boundary approved by the Heritage Council

As a result of the redefined SHR boundary, no redevelopment land falls within the land now identified as on the State Heritage Register.

3 REVISED AMENDMENT TO MAJOR PROJECTS SEPP

Some minor changes are required to the proposed amendment to the Major Projects SEPP arising from the changes to the land uses in the western residential precinct and the resultant boundaries, as well as additional details on the proposed complying development provisions. These changes are set out below.

3.1 Revised land to which the Major Projects SEPP relates

The area to which the Major Projects SEPP is to apply is shown on Figure 6.

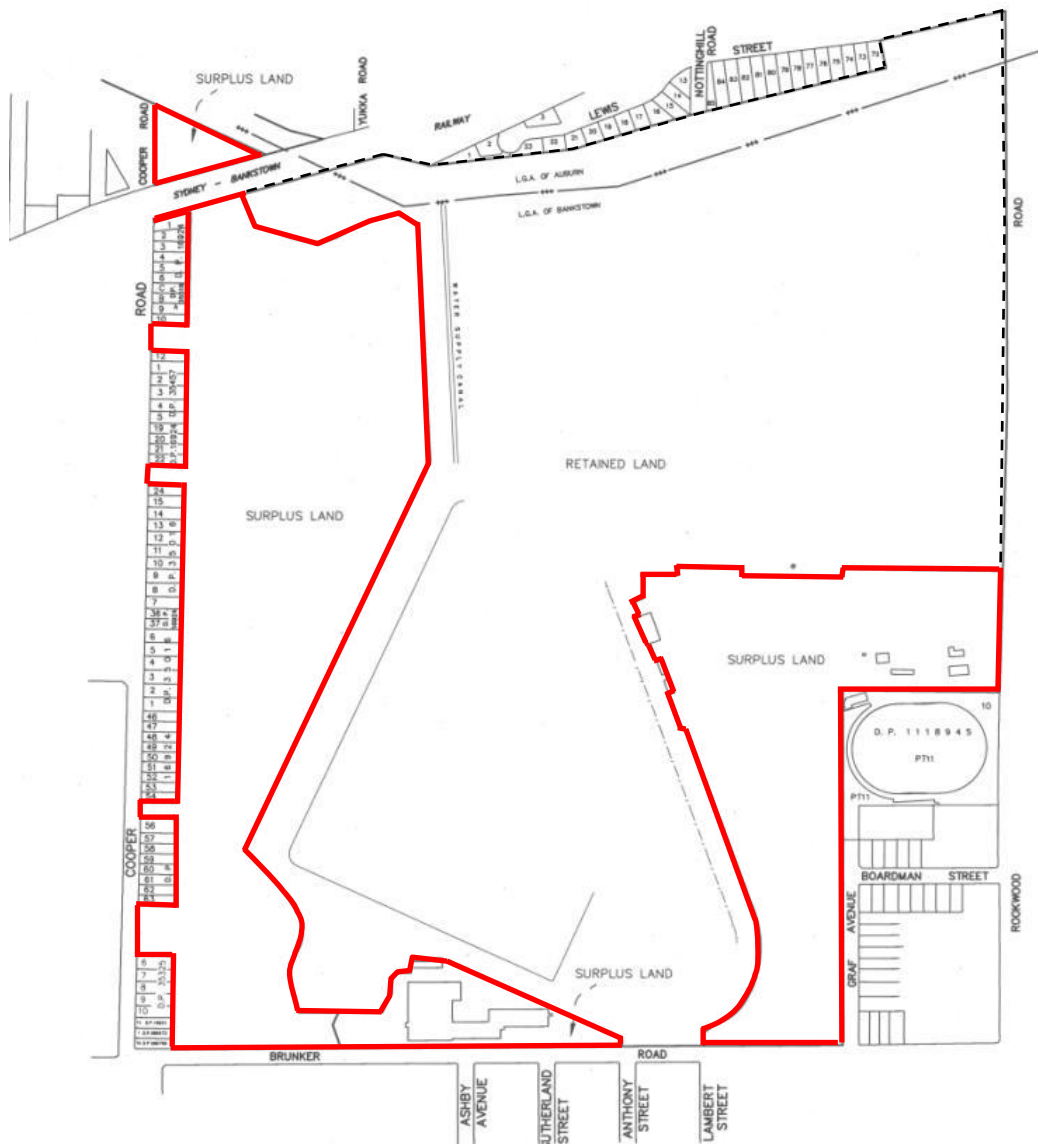


Figure 6 – Revised plan showing land to which the Major Projects SEPP relates



Figure 8 – Revised density plan - business park and residential precinct

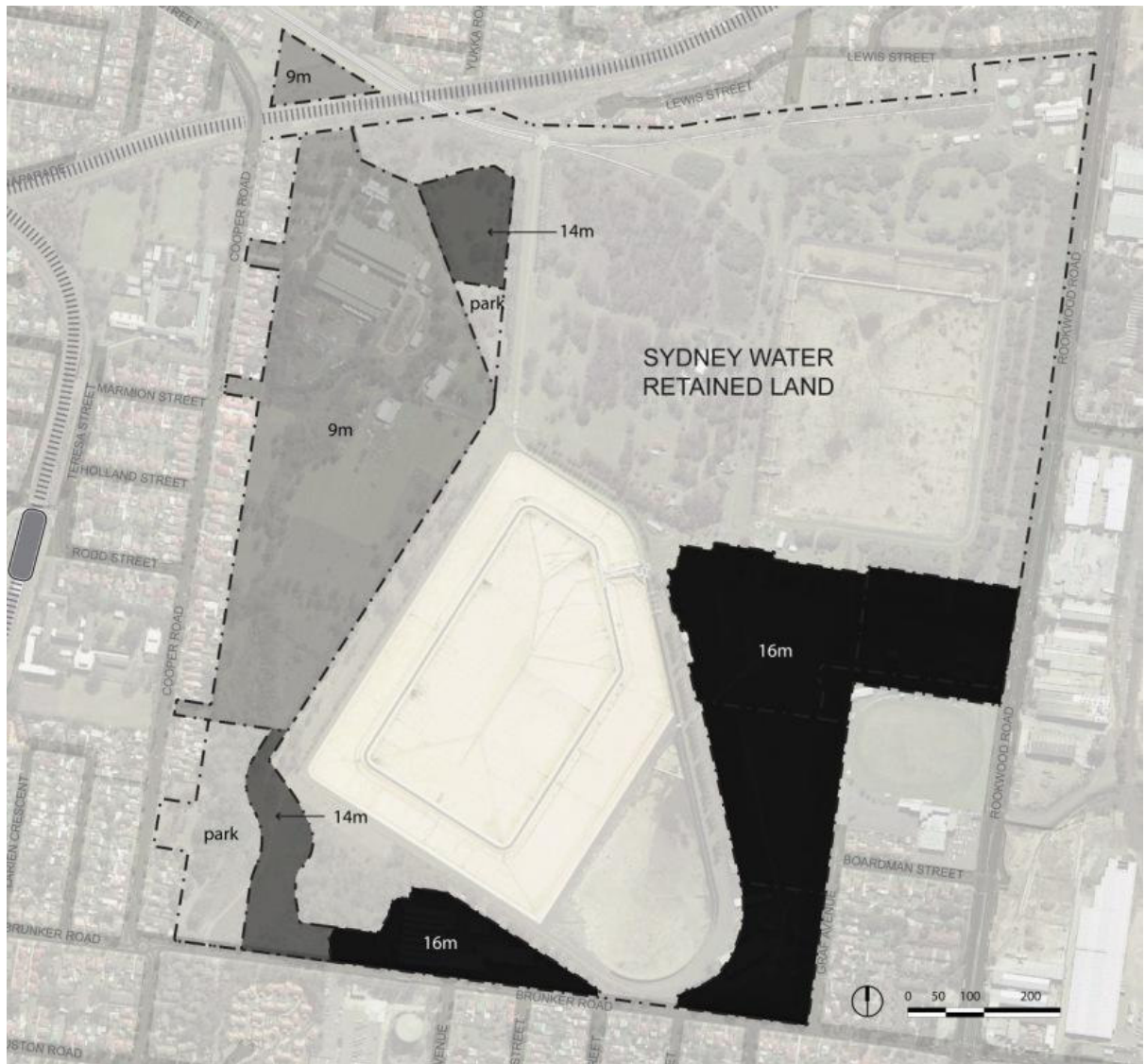


Figure 9 – Revised building height plan - business park and residential precincts

3.3 Complying development provisions for residential lots under 450m²

Since the submission of the Environmental Assessment in June 2008, discussions have ensued with Bankstown City Council on planning provisions related to complying residential development within the residential precinct.

On 12 December, 2008 State Environmental Planning Policy (Exempt and Complying Development) 2008 was gazetted. It applies to 1 and 2 storey dwellings on lots over 450m². The SEPP comes into operation on 27 February, 2009.

In light of the gazettal of the SEPP and its application to lots over 450m², the proposed provisions for dwellings on lots less than 450m² (which have been reviewed and endorsed by Council officers) are set out in Table 6.

It is requested that these complying development provisions be applicable to development within the residential precinct at Potts Hill until further complying development provisions are prepared by the NSW Government for 1 and 2 storey dwellings on lots under 450m².

TABLE 6 – COMPLYING DEVELOPMENT PROVISIONS FOR RESIDENTIAL LOTS UNDER 450M2

ELEMENT	CONTROL
General controls applying to dwelling house lot types under 450m²	Solar access Windows to the main living area are to achieve 3 hours sunlight between 9am and 5pm on 21 June. A minimum of 50% of principal private open space is to achieve 3 hours of sunlight between 9am and 5pm on 21 June.
	Setbacks Front setback for dwellings – minimum 4.5m 2m deep articulation zone within 4.5m setback for minor architectural features and open structures such as verandahs, porches, building entries and balconies, for up to 70% of building frontage. Front setback for garages – minimum 5.5m Side setbacks – 0.9m minimum; upper storey to be setback 1.5m on both sides. Rear setback for dwellings– 0.9m minimum for ground floor, 6m for upper storey. Rear setback for garages – minimum 0.6m setback if accessed from laneway.
	Private Open Space and Landscaping Lots < 300m ² - minimum 45m ² including a principal private open space with minimum dimensions of 4mx6m.** Lots 300-450m ² - minimum 60m ² including a principal private open space with minimum dimensions of 4mx6m.** Private open space is to be located behind front building line, adjacent to and accessible from the main living area. Private open space is to comply with solar access requirements.
	Access and Car Parking Detached garages to have a maximum height of 4.2m. Garages on corner lots should be accessed from secondary street. Garages doors to be a maximum 6m wide and 2.4m high. Garage doors to be less than 50% of the width of the dwelling façade. Provide landscaping between driveway and the side fence. Locate driveways a minimum 1.5m from street trees. Car parking spaces are to be in accordance with Bankstown Development Control Plan 2005, Part D8 – Parking.
	Site Coverage For dwellings on lots <350 m ² , site coverage to be a maximum 60% of the total site area. For single storey dwellings on lots between 350 m ² and 450m ² , site coverage to be a maximum 60% of the total site area. For two storey dwellings on lots between 350 m ² and 450m ² , site coverage to be a maximum 50% of the total site area.
	Dwellings to address the street with entries along street frontage, including any secondary frontage. At least one habitable room is to overlook the street.
	Roof pitch – minimum 10° for skillion roofs and 20-30° for gabled or hipped roof forms. Include eaves a minimum 450mm on all pitched roof forms except where walls are zero-lot line.
	Terrace Lots/ Duplex* Lots Street frontage – 6.5m minimum.
	Lot area – 195m ² minimum.
	Height - 2 storey maximum or 9m.
	FSR – 0.7:1 for terraces with lots less than 260m ² .

ELEMENT	CONTROL
"Zero Lot Line" Lots**	Side setback – 0m.
	Corner terraces – 1m minimum setback from secondary street frontage.
	Maximum 8 attached dwellings in a row with a 2m minimum separation between rows.
	Street frontage- 13.5m minimum.
	Lot area – 405m ² minimum.
	Height - 2 storey maximum or 9m.
	Side setback – 0m to one side and 0.9m minimum on the other side; upper storey to be set back 1.5m on both sides.
	Corner dwellings – 3m minimum secondary street frontage.

Notes

* **Duplex lots** are also known as semi-detached lots

** **Zero lot line lots** are lots that have one side of the dwelling built to the boundary.

3.4 Proposed development controls for Bush Reserve lots

The current concept for the residential precinct includes larger lots referred to as "bush reserve lots" located on the embankment to the west of Reservoir 2.

The objectives for this area include retention of existing vegetation, subject to resolving the impact of the slopes on site stability.

While the SEPP (Exempt & Complying Development Codes) 2008 gazetted on 12 December 2008 addresses 1 and 2 storey dwellings on lots of 450m² or more, the "bush reserve lots" are considered a special case warranting additional local controls, set out in Table 7.

Should the geotechnical assessment result in the retention of the existing or similar landform and trees, then the following development controls would be appropriate for inclusion in the SEPP as a special local variation for these lots.

TABLE 7 – PROPOSED DEVELOPMENT CONTROLS FOR BUSH RESERVE LOTS

Bush Reserve Lots	Street frontage- 13.5m minimum.
	Lot area – 540m ² minimum.
	Height - 2 storey maximum or 9m. May require split-level construction on slopes greater than 10%.
	FSR – 0.5:1 and is calculated on developable area.*
	Site coverage – 1 storey houses: 60%, 2 storey: 50%
	Side setback – 0.9m minimum for ground floor; 1.5m for upper storeys.
	Corner dwellings – 3m minimum secondary street frontage.

Notes

***Developable site area** – the total site area excluding any identified vegetation areas. The floor space ratio is calculated on the developable site area only based on the width of the lot multiplied by a 30m lot depth. It does not include the non buildable area in the Bush Reserve Lots.

****Principal Private Open Space** – as defined in the SEPP (Exempt & Complying Development Codes) 2008

3.5 Design Guidelines for the Residential Precinct

Design Guidelines for future development within the residential precinct were submitted with the Environmental Assessment with the intention that they be included as complying development controls within the Major Projects SEPP Amendment.

Following a request from the Department that a condensed set of residential development controls be prepared for the purposes of complying development provisions (outlined at Section 3.4 above), the function of the Design Guidelines has changed, provisions for lots over 450m² have been superseded by the “Complying Development SEPP”, and a number of minor inconsistencies now exist between the original design guidelines and the complying development provisions for residential development.

Should the Department of Planning determine that the Design Guidelines are to become a matter for consideration in any future project application or development application within the residential precinct, Landcom will update the design guidelines to ensure their consistency with the complying development provisions. A condition on this concept application requiring the updating of the design guidelines to the satisfaction of the Director-General within 12 months of the consent date for this concept application would appear to be a suitable solution.

3.6 Design Guidelines for the Business Park Precinct

Since the submission of the Environmental Assessment with accompanying design guidelines for the Business Park Precinct, two Project Applications have been lodged for the Sydney Water facility, and for the Police Force facility.

It has been noted that there two minor inconsistencies in the original Design Guidelines which are clarified as follows:

- For Site D (Lot 104, corner of Brunner Road and Graf Avenue) the proposed building setback from the Brunner Road boundary is 10 metres;
- For Site “E” (Lot 105 (36B Brunner Road) the building setback from the Brunner Road boundary shall be no less than the setback of buildings on this part of the site as at December, 2008; and
- For Site “E” the proposed building setback from the boundary of the retained land south of Reservoir 2 is to be no less than the setback of buildings on this part of the site as at December, 2008.

Appendix A – Correspondence from Sydney Water to DECC on proposed voluntary Conservation Agreement

Appendix B – Letter to DoP on “controlled action” under EPBC Act

Appendix C – Final Statement of Commitments

Potts Hill Reservoirs Site, Final Statement of Commitments, February, 2009

Potts Hill Reservoirs Site, Final Statement of Commitments, February, 2009			
	Item	Commitment	Timing
1	Compliance with relevant legislation, statutory EPIs and other requirements	Detailed design of the various components of the project will comply with the design and consultation provisions of all relevant legislation, EPIs, Council codes, Planning for Bushfire Protection (RFS, 2006) (if required), BCA, Australian Standards (where relevant) and other requirements.	Detailed project and development application stage, as relevant.
2	Built form, urban and environmental design (energy, water etc)	Detailed design of future buildings (for employment uses and residential purposes) will comply with the provisions of any relevant development controls, SEPP 65 (where relevant), BCA, Australian Standards (where relevant) and BASIX.	Detailed project or development applications (built form), as relevant.
Open space and recreation			
3	Open space land	Dedication to Bankstown City Council of public open space land, including the revised 'Cooper Rd' park, at no cost to Council in lieu of S94 contributions for open space acquisition. Quantum of open space to meet or exceed accepted benchmark of 2.83 hectares per 1000 people.	Provision to be made in conjunction with future project applications for residential precincts/ stages. Dedication to occur at a time agreed by Council and applicant.
4	Open space embellishment	Embellishment of public open space land, at no cost to Council in lieu of S94 contributions for open space embellishment. Works to be to the satisfaction of Council.	Embellishment to be detailed in future project applications for residential precincts/ stages. Embellishment works to occur in conjunction with development of associated residential precinct/ stage.
Bushland works			
5	Rehabilitation	Rehabilitation works to south-west bushland area (proposed "Brunker Park") to an appropriate standard to be confirmed with Bankstown City Council in lieu of S94 contributions for bushland and biodiversity projects.	Rehabilitation to occur in conjunction with development of associated residential precinct or stage, or earlier date as agreed by applicant and Council.
Traffic and transport			
6	Off-site traffic management measures	Provision of roundabouts at 2 entrances along Cooper Road, to an appropriate standard to be determined in conjunction with Bankstown City Council.	Construction to coincide with development of associated residential precinct or stage requiring access to/ from Cooper Road.
7	Off-site traffic management measures	Provision of a roundabout at an entrance to the residential precinct along Brunker Road, to an appropriate standard to be determined in conjunction with Bankstown City Council.	Construction to coincide with development of associated residential precinct or stage requiring access to/ from Brunker Road.
8	Off-site traffic management measures	Provision of an appropriate intersection at the junction of Brunker Rd and eastern employment land (in the vicinity of Lambert Street), to an appropriate standard to be determined in conjunction with Bankstown City Council and/ or the Roads & Traffic Authority (as relevant).	Addressed as part of Project Applications MP 08-0069 (Stage 1 Civil Works), MP 08_0049 (Sydney Water Facility) and MP 08_0050 (Police Force Facility).

Potts Hill Reservoirs Site, Final Statement of Commitments, February, 2009			
Item	Commitment	Timing	
9	Off-site traffic management measures	Provision of signalised intersection at the junction of Rookwood Rd and eastern employment land (north of Boardman Street), to an appropriate standard to be determined in conjunction with the Roads & Traffic Authority.	Addressed as part of Project Applications MP 08-0069 (stage 1 Civil Works), MP 08_0049 (Sydney Water Facility) and MP 08_0050 (Police Force Facility).
10	Off-site traffic management measures (Bike Plan)	Provision of a combined cycleway/ pedestrian path on the northern side of Bruner Rd between Cooper Rd and Graf Avenue, to an appropriate standard to be determined in conjunction with Bankstown City Council.	Construction to occur prior to release of subdivision certificate for Project Application for civil and subdivision works that creates 50% or more of the cumulative residential lots within the residential precinct.
Traffic and transport (cont'd)			
11	Off-site traffic management measures	Provision of a footpath on the eastern side of Cooper Rd from Bruner Rd to Freight Line to an appropriate standard to be determined in conjunction with Bankstown City Council.	Construction to occur prior to release of subdivision certificate for Project Application for civil and subdivision works that creates 50% or more of the cumulative residential lots within the residential precinct.
Community services and facilities (social sustainability)			
12	Community buildings	Contribution towards the upgrading of Community Centres in accordance with Bankstown Council's Section 94 Contributions Plan (2002).	Contribution to be made prior to issue of subdivision certificate for subsequent applications for residential subdivision within the residential precinct.
13	Libraries	Contribution towards the upgrading of Library in accordance with Bankstown Council's Section 94 Contributions Plan (2002).	Contribution to be made prior to issue of subdivision certificate for subsequent applications for residential subdivision within the residential precinct.
14	Non-Council facilities and services	A Strategic Social Plan (SSP) will be prepared to determine the appropriate level of social infrastructure and funding sources.	SSP to be completed prior to lodgement of first project application / DA for dwellings.
14a	Social Sustainability	Community Infrastructure requirements to be determined upon the completion of the SSP	SSP to be completed prior to lodgement of first project application / DA for dwellings.
Urban Villages and CBD Public Domain			
15	Urban Villages and CBD Improvements	Contribution towards the upgrading of Urban Villages and CBD in accordance with Bankstown Council's Section 94 Contributions Plan (2002).	Contribution to be made prior to issue of subdivision certificate for subsequent applications for residential subdivision within the residential precinct.
Section 94 Administration & Studies			

Potts Hill Reservoirs Site, Final Statement of Commitments, February, 2009			
Item	Commitment	Timing	
16	Section 94 Administration & Studies	Contribution towards Section 94 Administration and Studies in accordance with Bankstown Council's Section 94 Plan (2002) where contributions provided.	Contribution to be made prior to issue of subdivision certificate for subsequent applications for residential subdivision within the residential precinct.
Potts Hill Redevelopment Public Domain/ Utilities, etc			
17	Heritage interpretation	Heritage interpretation works within the business park and residential area.	Heritage interpretation plan to be prepared and submitted to Heritage Council within 1 year of approval of first project application within the residential precinct. Works to coincide with program outlined in that plan. Heritage interpretation of the employment precinct developments are the subject of relevant Project Applications (MP 08_0049 (Sydney Water Facility) and MP 08_0050 (Police Force Facility)).
18	Landscape Works	Landcom will prepare a draft public domain design guide for the proposed residential and open space areas, and where relevant will meet the requirements of Bankstown City Council.	Public domain design guide to be prepared prior to lodgement of first project application for subdivision for the residential land. Detailed landscape plan to be submitted with each project or development application (built form), as appropriate. Landscape works to be carried out in conjunction with construction of residential precinct/ stage.
Potts Hill Redevelopment Public Domain/ Utilities, etc cont'd			
19	Storm water management	A storm water management concept has been prepared with this concept application for the residential precinct. A detailed stormwater management plan for the residential land and the business park land will show that the land can be adequately drained, and storm water managed in accordance with best practice.	Detailed stormwater management plan to be submitted with each project or development application for the residential precinct. Stormwater Management within the employment precinct is addressed as part of Project Application MP 08-0069 (Stage 1 Civil Works) and subsequent specific Project Applications (including MP 08_0049 (Sydney Water Facility) and MP 08_0050 (Police Force Facility)).
20	Infrastructure and utilities	The site is capable of being connected with all essential utilities. Provision of infrastructure and utilities will be in accordance with the requirements of Bankstown City Council, or other relevant service authorities.	Subsequent project or development applications, as appropriate.
21	Energy and water efficiency measures	Office component of government buildings within the business park will achieve a minimum 4.5 star energy efficiency rating. All dwellings will meet the requirements of BASIX.	Subsequent project or development applications, as appropriate.

Potts Hill Reservoirs Site, Final Statement of Commitments, February, 2009			
Item	Commitment	Timing	
22	Environmental mitigation and management measures and monitoring	Detailed management plans will be prepared to address all relevant environmental issues, including soil remediation, stormwater management, construction impacts, waste generation and collection, construction traffic and pedestrian management, and noise and vibration. Plans to be compatible with EMP and VMP for Sydney Water retained land where appropriate.	Prior to issue of subdivision certificates and construction certificates for all subsequent project applications and development applications involving works within the residential precinct.
Environmental Management and Vegetation Management – Sydney Water Retained Land			
23	Voluntary Conservation Agreement	A Voluntary Conservation Agreement for part of the land to be retained by SWC will be prepared and implemented in consultation with DECC.	Prior to commencement of any works within the residential precinct that will result in the removal of any endangered ecological communities (EECs), critically endangered ecological communities (CEECs) or threatened plant species.
23a	Environmental Management Plan (EMP) & Vegetation Management Plan (VMP) for retained land	SWC will prepare and implement an EMP and VMP for the retained land.	Prior to commencement of any works within the residential precinct that will result in the removal of any endangered ecological communities (EECs), critically endangered ecological communities (CEECs) or threatened plant species.
Heritage Conservation Management Plan – Sydney Water Retained Land			
24	Potts Hill Reservoirs and Site Conservation Management Plan (CMP) (Sydney Water, 2005)	Implementation of the protocols and heritage measures for the Sydney Water retained land in accordance with the CMP.	Upon approval of the revised State Heritage Register (SHR) boundary for Potts Hill by the NSW Heritage Council (approved October, 2008).

Appendix D – Response to Submissions made to Public Exhibition of Environmental Assessment

Potts Hill – Part 3A Concept Application

Response to Submissions made to Public Exhibition of Environmental Assessment

<i>Response to Submissions made to Public Exhibition</i>	
Submission/ Agency/ Issue	Response
Dept Environment & Climate Change	
Seek Voluntary Conservation Agreement with SWC for biodiversity package – written acceptance would be required prior to approval of Concept Application – if unable to agree, E2 Environmental Conservation zone recommended	DECC and Sydney Water will enter into a Voluntary Conservation Agreement (VCA) for a portion of the Sydney Water retained lands to secure the off-sets required for the removal of vegetation within the developable land. Relevant correspondence is contained within Section 2.2 of this Preferred Project Report (PPR).
Seek increase in off-set area and associated buffers to conserve more vegetation north of Reservoir 2 shown as future SWC development footprint	See correspondence from DECC in respect of commitment to voluntary Conservation Agreement with Sydney Water based on the revised biodiversity strategy set out in the PPR.
Seek clarification of use of land north-west of Reservoir 1	This matter is addressed within Section 2.2 of this PPR.
Seek options to reduce potential loss of vegetation south of Reservoir 2	This matter is addressed within Section 2.2 of this PPR.
Consideration to be given to greater buffers to residential and business park areas	See correspondence from DECC in respect of commitment to voluntary Conservation Agreement with Sydney Water based on the revised biodiversity strategy set out in the PPR.
Aboriginal heritage within retained land to be addressed when development proposal are identified	Noted and agreed.
Request removal of reference to Memorandum of Understanding for biodiversity outcomes in SSS Planning Report.	SSS Planning Report relates principally to supporting the inclusion of Potts Hill as a State Significant Site. SWC has agreed to a VCA, which would supersede the option of a MoU mentioned in the SSS Report.
Ministry of Transport	
<i>Transport report with EA to address the following:</i>	
Identify and resolve existing barriers to pedestrian and cycle access – link from SWC facility to Birrong Station	Measures identified and outlined in the Statement of Commitments to provide a pedestrian and cycle strategy for the residential precinct and investigate connectivity to Birrong Station.
Pedestrian/ cycle access during construction (Graf, Brunner, Cooper, Rookwood)	All existing pedestrian and cycle facilities relevant to the redevelopment lands will be protected during construction.
Determine likely public transport needs of residents and employees and capacity of services to meet demand – identify additional infrastructure	Public transport facilities and services were assessed for the Concept Application. The site is well served by public transport. Further investigations have confirmed that rail and bus services have capacity for to meet the demands from the proposed employment and residential development.
Consider relationship between parking provision and demand for private vehicle use	Agree to meet Council standards for parking within the residential precinct. Parking associated with employment uses and potential travel demand measures are addressed in specific project applications (MP 08_0049 and MP 08_0050).
Bankstown City Council	
Prefer right-of-way for internal roads to business park	Agreed.
Support traffic signals on Rookwood Rd, subject to pedestrian path to bus stops	Traffic signals will be installed on the Rookwood Rd entry to the employment land along with signalised pedestrian facilities, to RTA standards.
Support traffic signals at Lambert, subject to no access to Lambert from business park	Suitable alternative traffic management measures will be determined in conjunction with Council and/or RTA as part of the Project Application Infrastructure/civil works within the Business Park area.
Pedestrian/cycleway path to be built along Rookwood Rd frontage	A signalised pedestrian crossing will be provided at the proposed entry to the employment land on Rookwood Road in accordance with the Statement of Commitments. This will connect to a footpath on the eastern side of Rookwood Rd.
Poor access to Birrong Station from land between Cooper Road and Reservoir 2 – consider more connections; possible acquisition of 1-2 dwellings opposite Rodd Street for better access	Four pedestrian/ vehicular connection points are proposed along Cooper Road, including 2 pedestrian only connections. Each of the connections is within 5-10 minutes comfortable walk of the rail station on flat land. However Landcom is investigating opportunities to secure other opportunities for better connectivity.

<i>Response to Submissions made to Public Exhibition</i>	
Submission/ Agency/ Issue	Response
Roads to be designed for 40km/h speed – reduce number of straight sections	Agreed, if consistent with local approach. Roads are concept only. Detailed planning will address design speed and configuration.
Shared bicycle/ pedestrian strategy to be developed for site	Agreed. Detailed strategy to be prepared as part of future project applications.
Bike/ pedestrian path to be built along Brunner Road	As per Statement of Commitments.
All intersections with Cooper/ Brunner/ Rookwood to be built to RTA standards	Agreed. As per Statement of Commitments.
Footpath network for the site	Agreed. Detailed strategy to be prepared as part of future project applications.
Footpath on eastern side of Bagdad St rail bridge	Footpath currently located on western side of railway bridge. Traffic assessment prepared by MWT (Page 29, Appendix D of EA) does not support footpath on eastern side of the railway bridge on the grounds of low pedestrian traffic volumes and low accident record.
Internal street detail	Noted. To be addressed through detailed design and subsequent project applications.
Roads to be built to Council standards	Agreed. As per Statement of Commitments.
Swales in roads to create maintenance burden for Council – suggest planning agreement	Detailed design to be carried out in conjunction with Council.
SWC to rectify downstream drainage off Rookwood Rd	Further investigations and meetings have occurred with Council, Sydney Water, Greyhound Club and Landcom and revealed that no rectification of downstream drainage is required. A drainage report on this matter prepared by Worley Parsons has been forwarded to the Department of Planning under separate cover. Further details of drainage measures within the upstream areas (Business Park site) are contained within the Project Applications MP 08_0049, MP 08_0050, and MP 08_0069.
Drainage measures for employment land to be outlined	Details contained within Project Applications MP 08_0049, MP 08_0050, and MP 08_0069.
Detailed stormwater management plan for employment and residential precincts required at DA stage.	Agreed. See comment above for employment Project Applications.
Stormwater to be captured and re-used where possible	Agreed. As per Statement of Commitments.
Street lighting to be to Council standards	Agreed where roads are dedicated to Council.
Wishes to see medium density area in north-east corner of residential precinct dedicated to Council – other proposed open space sites not useable	Open space relocated upon request of Council. Proposed open spaces provide for a range of passive recreation experiences, including natural areas and planted parkland.
Bagdad Street site to be served by driveway; overland flooding to be assessed	Access arrangements for Bagdad Street site will be determined by future project application/ development application. Driveway proposal supported in principle. Overland flooding to be assessed as part of project application for subdivision of this site.
Connectivity to station should be improved – Rodd St extension suggested	Four pedestrian/ vehicular connection points are proposed along Cooper Road, including 2 pedestrian only connections. Each of the connections is within 5-10 minutes comfortable walk of the rail station on flat land. Other opportunities for connectivity will be investigated.
Contamination to be adequately addressed	Agreed. As per Statement of Commitments.
Building heights proposed are consistent with adjoining suburbs	Noted.
Open space to be embellished to Council standards	Agreed. As per Statement of Commitments.
Supportive of dedication of open space at completion of residential development subject to embellishment to Council standards	Noted. Timing of dedication addressed in final Statement of Commitments.
Concerned about use of open space for stormwater management – use for short-term events acceptable	Noted. Matter will be addressed through detailed design and subsequent project applications.
Support ecological corridor	Noted.
VMP to be prepared for the site – question 5 year timeframe for maintenance	Statement of Commitments includes preparation of a VMP for the retained land.

<i>Response to Submissions made to Public Exhibition</i>	
Submission/ Agency/ Issue	Response
Areas of high conservation land (e.g. proposed triangular railway park area) should be protected in E2 Environmental Conservation zone	Eastern half of previously proposed triangular "Railway Park" to be kept in "SWC retained land". This area contains high conservation value vegetation that will be the subject of the VCA. No areas proposed to be zoned E2.
Water recycling opportunities should be maximised for open space at no cost to Council	Use of recycled water for residential and employment uses as per Statement of Commitments. Use in open space at no cost to Council is matter for negotiation of commercial arrangements with SWC.
Encourage strong links to existing community	Agreed. As per Statement of Commitments.
Development of parklands, open space and infrastructure to be completed before commencement of residential construction.	Agreed.
Suggest s94 contribution under City-wide s94 plans, unless other arrangements negotiated	Agreed. As per Statement of Commitments.
SWC Facility –ensure drainage is managed on-site with no adverse downstream effects	Addressed as part of Project Application MP 08_0049.
Police facility – concern over use for helicopters, proximity to residential areas and potential noise impacts.	Addressed as part of Project Application MP 08_0050.
Heritage Council	
<i>Heritage-related measures identified in EA supported by Heritage Council:</i>	
Interpretation of Migrant Camp in street names/ signage	Agreed, as per Section 3.11 of the Concept Plan Application
Original street pattern to be interpreted in residential precinct	Interpretive elements reflective of original street pattern to be included as per Section 3.11 of Concept Plan Application
Railway alignment and cultural plantings conserved and interpreted in redevelopment	Agreed, as per Section 3.11 of the Concept Plan Application
Two heritage sheds east of Reservoir 2 to be restored and conserved	Agreed, as per Section 3.11 of the Concept Plan Application and subject to Project Application MP 08_0050
Street names for business park based on people associated with Potts Hill and SWC	Agreed, as per Section 3.11 of the Concept Plan Application
Vegetative buffers along revised SHR boundary to be enhanced	Vegetative buffers highlighted in Appendix L of the Concept Plan Application – Heritage Conservation Guidelines
New development and heritage elements in retained land to be adequately separated	Concept Plan application clearly illustrates location of proposed development. The Heritage assessment (Appendix L) demonstrates that sufficient separation will occur.
Visual connections through site and views across site to be respected	The Concept Plan Application identifies future development on the redevelopment lands. The proposals do not involve any development on the retained land. The impact of redevelopment proposals on visual connections have been endorsed by the heritage assessment
Landscape treatment at key locations in residential area to relate to plantings in reservoir land	Agreed.
Landscape along interface of redevelopment and retained land to provide visual transition	Proposed treatment of interfaces is clearly identified in the concept plan based on an independent heritage assessment
Development should occur at a suitable scale given past use and future relationship with retained land	Proposed scale of development has been clearly identified on the concept plan and has been endorsed as suitable on heritage grounds
<i>Suggested heritage-related conditions of consent:</i>	
1. interpretation plan to satisfaction of Director, Heritage Branch prior to commencement of work on site – to address migrant camp, signage, street names, original street pattern, former railway alignment and cultural planting	An Interpretation Plan reflecting the railway alignment in the street layout; the use of Sydney Water staff names for street names; retention of significant cultural plantings; retention of historically significant buildings and engineering structures will be undertaken.
2. movable heritage plan prepared to satisfaction of Director, Heritage Branch – to address retention and conservation of movable objects in existing sheds at Potts Hill Reservoir	Sydney Water has a Moveable Heritage Policy that includes a collection policy. An initial assessment of the Potts Hill site for items of moveable heritage value was completed in 2003. Over 35 items were identified, tagged and catalogued. All buildings are being checked for moveable heritage items. The former pumping station on the Potts Hill site (Lewis Street Pumping Station) will be used as a permanent store for the moveable heritage collection (it presently includes about 500 items). Heritage actions for the retained land are contained in the CMP (SWC, 2005) endorsed by the Heritage Council. No above ground heritage items are located outside the proposed revised SHR boundary.

<i>Response to Submissions made to Public Exhibition</i>	
Submission/ Agency/ Issue	Response
3. Landscape plan prepared to satisfaction of Director, Heritage Branch prior to commencement of work on the site – to address management of landscaping including cultural plantings and vegetative buffers	A Landscape Plan will be prepared and will identify potential moveable heritage items from the site; cultural plantings; use of appropriate plantings; etc
4. Appropriate notification of Heritage Council in accordance with relevant legislation if archaeological relics found during construction	Agreed. Archaeological relics and Aboriginal objects - if found during future works on the retained land, then work must stop until the relic / object is assessed. These are standard conditions for all developments. The mitigation measure is that the developer will have an archaeologist ready to come to site if something is found.
5. Notification of DECC in accordance with relevant legislation if any Aboriginal objects found during construction	Agreed. Archaeological relics and Aboriginal objects - if found during the works then work must stop until the relic / object is assessed. These are standard conditions for all developments. The mitigation measure is that the developer will have an archaeologist ready to come to site if something is found.
6. Restoration of 2 sheds east of Reservoir 2 to satisfaction of Director, Heritage Branch	Proposals for restoration of these sheds are contained in the Project Application for the Sydney Water Field Headquarters MP 08_0050. The two sheds (41 & 42) will be conserved and restored using traditional building materials whilst being adapted to suit current operational needs. A heritage conservation specification for the two buildings has been prepared.
Revision of State Heritage Register boundary – Council will consider following preparation of DCP in consultation with Heritage Council.	At its meeting of October, 2008, the Heritage Council resolved that "...a DCP is no longer required due to the Part 3A and Master Planning process that is underway".
Re-use of Reservoir 1 for excess fill – short-term use of Reservoir 1 may be acceptable subject to (i) options paper confirming Sydney Water commitment to acceptable long-term use for Reservoir 1, and (ii) further details of proposal submitted to Heritage Council.	Proposed re-use of Reservoir 1 no longer part of Concept Application. Application under relevant legislation will be prepared if and when required.
Development outside revised curtilage may be acceptable subject to further details submitted to Heritage Council.	At its meeting of October, 2008, the Heritage Council resolved that "... part Lot 2 DP225818 (part of Potts Hill Reservoir), defined in accordance with the curtilage shown at Annexure C may not be of State heritage significance". At that meeting the Heritage Council also resolved to approve the revision to the SHR boundary, and to delete the requirement for a DCP.
Sydney Region Development Advisory Committee (SRDAC)/ Roads & Traffic Authority (RTA)	
Lack of justification for traffic signals at entry road to business park on Rookwood Road – suggested seagull intersections be assessed	RTA has issued correspondence that signalisation is warranted at Rookwood Rd entry to employment land (see Appendix to PPR).
Lack of justification for traffic signals at entry road to business park on Brunner Road – suggested seagull intersections be assessed	Signalisation not supported by RTA. Suitable alternative traffic management measures are available. Ultimate management measure will be determined in conjunction with Council. Landcom has requested Council to initiate appropriate measures for the closure of Lambert Street. Details referred to in Project Application MP08_0069.
B-Double route on Brunner Road for Police use to be assessed by Council	No longer required as part of this proposal.
Car parking to be provided to Council's satisfaction.	Agreed. As per final Statement of Commitments
Off-street parking to be designed to relevant standards.	Agreed. As per final Statement of Commitments and subject to relevant Project Applications.
Swept path of longest vehicle to be in accordance with AUSTROADS standards.	Agreed. As per final Statement of Commitments
Damage to RTA assets during construction to be rectified to RTA satisfaction at developer's cost.	Relevant condition of approval for project application/s.
All works/ regulatory signposting at no cost to RTA.	Relevant condition of approval for project application/s.
All works associated with access road to Rookwood Rd to be to RTA requirements.	Relevant condition of approval for project application/s.
Construction Management Plan to be submitted to Council prior to issue of construction certificate.	Relevant condition of approval for project application/s.
Developer responsible for all public utility adjustments.	Relevant condition of approval for project application/s.

<i>Response to Submissions made to Public Exhibition</i>	
Submission/ Agency/ Issue	Response
Road Occupancy Licence to be obtained from RTA for any works affecting traffic flows on Rookwood Road.	Relevant condition of approval for project application/s.
Demolition and construction vehicles to be contained within the site. No construction zone will be permitted on Rookwood Road.	Relevant condition of approval for project application/s.
Private submission	
Concerned about increased traffic arising from redevelopment	Proposals acknowledge potential impacts. A range of measures is identified to address impacts, which also address existing constraints. On balance the impacts are considered to be within acceptable limits.
Concerned about impact of development on trees and heritage.	Significant component of vegetation will be retained and rehabilitated, with additional areas revegetated. This will result in a net improvement in biodiversity. Heritage items of value are to be retained.
Private submission	
Concerned about scale of development on Bagdad Street site and traffic impacts.	Council suggests a "driveway" access to the new dwellings. This is supported by Landcom. No flyovers are proposed. Access will continue via the Cooper Road/ Bagdad Street railway overbridge. Detailed design is to be addressed through future project application/development application/s.
Private submission	
Object to intensity of development and traffic impacts.	The scale of development is similar to other employment uses in the area. The residential development represents a scale similar to the surrounding residential areas. Proposals acknowledge potential impacts on existing traffic/ transport system. A range of measures is identified to address impacts, which also address existing constraints. Employment land will result in additional job opportunities for the local population.
Private submission (SWEC)	
Potential impact of freight rail noise or proposed concrete barriers	Amendment to the proposal in the north-western corner of the site has the potential to bring residential development closer to the existing freight rail line. Augmentation of the Southern Sydney Freight Line (SSFL) includes installation of 4m high acoustic barriers along part of the northern boundary of the Potts Hill site. Advice has been sought from the proponent for the SFL (ARTC) to provide additional details of the location and form of the proposed acoustic barriers, and expected date of installation.
Traffic impacts	Proposals acknowledge potential traffic impacts. A range of measures is identified to address impacts, which also address existing constraints. On balance the impacts are considered to be within acceptable limits, and ameliorative measures area available to address those impacts.
Environmental degradation – loss of trees (Cumberland Plain Woodland)	DECC and Sydney Water will enter into a Voluntary Conservation Agreement (VCA) for a portion of the Sydney Water retained lands to secure the off-sets required for the removal of vegetation within the developable land. Relevant correspondence is contained within this Preferred Project Report (PPR).
Flora and fauna assessments incomplete and inadequate	Exhaustive flora and fauna surveys and assessments carried out and reported in Environmental Assessment. DECC has reviewed documentation and has raised no concerns about adequacy or completeness.
Impact on services from additional residents and employees	A social impact assessment has been carried out and presented with the EA which addressed the potential impacts of the additional residential community. The proponents have prepared a Statement of Commitments which identifies the manner in which impacts will be addressed, including contributions to community services and facilities.
Referral of proposal under EPBC Act to DEWHA (Commonwealth)	A referral submission has been prepared for discussion with DEWHA.
Private submission	

<i>Response to Submissions made to Public Exhibition</i>	
Submission/ Agency/ Issue	Response
Project should include affordable or moderate income housing	Landcom is seeking to address housing affordability on the Potts Hill project through a range of measures: 1. The project proposal addresses affordability through design, by providing a wide and diverse range of housing options for the potential future residents. 2. Landcom proposes to make a submission for funding under the Housing Affordability Fund introduced earlier this year by the Australian Government. 3. Landcom is engaging with community housing associations to assist with the provision of long-term affordable rental accommodation. 4. Local residents moving into this estate will create opportunities for first homebuyers by releasing existing older and more affordable housing stock in surrounding suburbs. The majority of purchasers are expected to come from the existing community within 5km of the site.
Issues raised in response to Landcom consultation	
Redevelopment will exacerbate existing traffic conditions	Proposals acknowledge potential impacts on local roads and intersections. A range of measures is identified to address impacts, which also address existing traffic constraints.
Interface between existing Cooper Road properties and new residential area – safety and security	The concept plan for the site illustrates one potential solution for the rear of the properties along Cooper Rd – a road allowing subdivision/ accessory dwelling in the rear of existing properties. The main issue is the amount of land available for development between the rear of the Cooper Rd properties and the embankment to the west of Reservoir 2. More detailed analysis of options for the interface will be explored following further geotechnical and earthwork assessments of the embankment.
Interface between existing Cooper Rd properties and new residential area – loss of amenity and bushland views	Redevelopment will result in the replacement and rehabilitation of existing bushland within the residential area where possible. In addition to Brunker Road Park, Cooper Road Park will also be located along the interface. For the remaining areas, every effort will be made to retain trees where these fit with the street design and subdivision layout. The main issue is the amount of land available for development between the rear of the Cooper Rd properties and the embankment to the west of Reservoir 2. More detailed analysis of options for the interface will be explored following further geotechnical and earthwork assessments of the embankment.
Impacts on flora and fauna/ loss of habitat	The proposals include retention of significant areas of existing bushland across the Reservoirs site identified as having high ecological values. In addition a range of adjoining areas will be revegetated under a management scheme for the retained land. Further, areas of bushland will be retained in open spaces within the residential area. The ecological assessments demonstrate that the proposals will not have a significant effect on flora and fauna values.
Security of the Reservoir	Sydney Water will continue to manage the site in the most appropriate way to protect the security of the water supply facilities at Potts Hill. The existing security fencing will be relocated to the new boundary and upgraded to meet future security needs.
Management of stormwater	Stormwater will be managed using best practice, to ensure that there are no adverse downstream impacts on water quality or water quantity.
Inadequacy of existing community services and facilities	A social impact assessment has identified a range of measures that should be implemented to address the potential community impacts of the redevelopment. These are outlined in the Statement of Commitments.