

## **Appendix E**

### **Waste Management Plan**

## **Appendix F**

### **Heritage Impact Statement**

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**HERITAGE IMPACT STATEMENT**  
**PART 3A PROJECT APPLICATION**  
**FOR**  
**NEW SYDNEY WATER CORPORATION FACILITIES**  
**AT**  
**POTTS HILL RESERVOIRS SITE**



View from North towards site for new SWC Facility 2006

Prepared for  
**SYDNEY WATER CORPORATION**

by  
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**EXECUTIVE SUMMARY**

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This Heritage Impact Statement (HIS) is to accompany the Project Application under Part 3A of the Environmental and Assessment Act for new facilities for the Sydney Water Corporation (SWC) at the Potts Hill Reservoirs Site.

The whole of the Potts Hill Reservoirs Site is listed on the State Heritage Register as a site of cultural heritage significance at the State level.

A Concept Plan Application under Part 3A of the Environmental and Assessment Act has been lodged by the Sydney Water Corporation and Landcom for the revision (reduction) to the State Heritage Register (SHR) curtilage and the rezoning of the “surplus” lands of the Potts Hill Reservoirs Site for redevelopment for residential, employment and recreational uses.

The Part 3A Project Application for the proposed SWC facility will enable the amalgamation and centralisation of various Sydney Water activities on the Potts Hill Site. The site proposed for the new SWC facility is in the eastern precinct of the Potts Hill Reservoirs Site on “surplus” land outside the proposed revised SHR curtilage boundary.

Sydney Water Corporation is seeking Project Application approval for the demolition of Storage Shed No 40 construction of a new facility comprising:

- Two storey 6,000m<sup>2</sup> office building with a maximum building height of 9 metres;
- 5,400m<sup>2</sup> warehouse with a maximum building height of 12 metres;
- Outdoor storage areas;
- Surrounding hardstand and car parking; and
- Landscaped setting.

The proposal has been assessed against the model questions in the NSW Heritage Office’s publication ‘Statements of Heritage Impacts’ and the policies and objectives of the:

- Endorsed Conservation Management Plan for the Potts Hill Reservoirs Site 2005;
- Heritage Parameters for Development of the “surplus” land outside the revised SHR Boundary; and
- Bankstown Local Environment Plan 2005.

This report concludes that the proposed new SWC Facility will have no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.

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HERITAGE IMPACT STATEMENT  
NEW SYDNEY WATER CORPORATION FACILITIES, POTTS HILL

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HERITAGE IMPACT STATEMENT  
NEW SYDNEY WATER CORPORATION FACILITIES, POTTS HILL

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## 1 INTRODUCTION

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### 1.1 BACKGROUND

This Heritage Impact Statement (HIS) is to accompany the Project Application under Part 3A of the Environmental and Assessment Act for new facilities for the Sydney Water Corporation (SWC) at the Potts Hill Reservoirs Site. The report has been prepared by Tanner Architects for Sydney Water Corporation.

The whole of the Potts Hill Reservoirs Site is listed on the State Heritage Register as a site of cultural heritage significance at the State level.

A Concept Plan Application under Part 3A of the Environmental and Assessment Act has been lodged by the Sydney Water Corporation and Landcom for the revision (reduction) to the State Heritage Register (SHR) curtilage and the rezoning of the “surplus” lands of the Potts Hill Reservoirs Site for redevelopment for residential, employment and recreational uses.

The Project Application for the proposed SWC facility will enable the amalgamation and centralisation of various Sydney Water activities on the Potts Hill Site. The site proposed for the new SWC facility is in the eastern precinct of the Potts Hill Reservoirs Site on “surplus” land outside the proposed revised SHR curtilage boundary.

### 1.2 METHODOLOGY AND TERMINOLOGY

This report has been prepared in accordance with the methodology set out in the *NSW Heritage Manual* for the preparation of Statements of Heritage Impact. The report is also consistent with the methodology set out in J.S. Kerr's *The Conservation Plan*, Sydney, National Trust of Australia (NSW) (5<sup>th</sup> edition 2000), and *the Australian ICOMOS Burra Charter*, 1999.

The terminology used in this report is consistent with the aforementioned *NSW Heritage Manual* and the *Burra Charter*.

### 1.3 SITE LOCATION

The Potts Hill Reservoirs Site is located in Bankstown Municipality near Regents Park and Bankstown. It is situated upon the highpoint of the area and is bounded by Rookwood Road, Brunker Road, Cooper Road and the Sydney Water Supply Pipelines.

### 1.4 SUMMARY HISTORY AND DESCRIPTION OF THE POTTS HILL RESERVOIRS SITE

The first stage of development of the Potts Hill Reservoirs Site came in 1888 with the completion of Reservoir No. 1 as part of the Upper Nepean Scheme. From this time until 1907 the Potts Hill Reservoir was the main service or balance reservoir for the Sydney metropolitan system and until 1913 provided the only screening of water in the distribution system. The Reservoir No. 1 was supplied with water from the main storage reservoir at Prospect through a five-mile wrought-iron pipeline from Pipe Head basin at Guildford which in turn was fed from Prospect by a five-mile canal (the Lower Canal). The Prospect water was sourced from the weirs at Pheasants Nest and Broughtons Pass which tapped the Nepean River and its tributaries. Reservoir No. 1 supplied water through a single line cast iron pipe (duplicated in 1893) to the reservoir at Petersham, and continued on to the Crown Street reservoir.

To meet the increasing demand for water, the metropolitan system was upgraded in 1908 in the completion of Cataract Dam (the other dams in this system were completed later at Cordeaux (1926), Avon (1928) and Nepean (1935)). In 1910 Parliamentary approval was granted for the construction of a second reservoir (Reservoir No. 2) at Potts Hill. Actual construction commenced in 1913 and completion came in 1923. The means of delivering water from Guildford was also improved, initially in 1900 and again in 1926 and 1927. The latter improvement was a woodstave pipeline which was replaced by a steel pipeline in 1937. In the delivery of the water from Potts Hill a steam powered pumping station was initially developed from 1912 to increase the pressure of water in the distribution network. The Pressure Tunnel was completed in 1930, but failure in the tunnel's lining postponed operational use until 1935. The Pressure Tunnel was augmented in the 1950s with the construction of the City Tunnel. Reservoir No. 1 was dewatered in 2000 and Reservoir No. 2 was partly covered over to reduce loss of water through evaporation. The Carrier Canal was also covered over for security reasons and to reduce loss of water through evaporation.

## 1.5 CULTURAL SIGNIFICANCE OF THE POTTS HILL RESERVOIRS SITE

### 1.5.1 SUMMARY STATEMENT OF SIGNIFICANCE

The following information has been reproduced from the NSW Heritage Office database entry for the Potts Hill Reservoirs Site:

*The Potts Hill Water Supply Reservoirs were an integral part of the Upper Nepean Water Supply Scheme, which was crucial to the development and growth of Sydney from the late nineteenth century. The expansion of the complex, including the construction of Reservoir No. 2, demonstrates the growth of the City of Sydney and surrounding suburbs for more than a century. The construction of the Reservoirs was a major achievement in hydraulic technology and associated construction methods for the time and today, the site continues to feature substantial physical evidence of these achievements, including extensive areas of subsurface water reticulation. The complex includes the inlet for an early twentieth-century high pressure tunnel, which was an outstanding engineering feat and was the third largest water supply tunnel in the world for its time. The Reservoirs continue in an important functional role as a distribution centre for Sydney's water supply.*

*The Potts Hill Reservoirs are situated within a distinctive and attractive cultural landscape, combining functional industrial design, typical turn-of-the-century built features and both natural and exotic plantings. The two reservoirs in combination are rare because of their size, method of construction and proximity. The Potts Hill Reservoirs are an important element in the history of Sydney Water and the site continues to be held in affection and esteem by many generations of Water Board workers. The components of the site which are the most important in terms of the heritage values of the site are:*

- *The Carrier Canal and Associated items;*
- *Reservoir No. 1 and associated items;*
- *The telescopic valve tower on the 1200mm Eastern Crossover; Pressure Tunnel Inlet;*
- *Pressure Tunnel Access Shaft Building;*
- *Suction Well; Surge Tank and Reflux Valve on No.1 Main;*
- *No.1 Supply Main Pipeline;*
- *No.2 Supply Main pipeline;*
- *the Pressure Tunnel; and*
- *Landscape Elements.*

### 1.5.2 STATE HERITAGE REGISTER SIGNIFICANCE CRITERIA

**SHR Criteria a)**  
[Historical  
Significance]

Potts Hill Reservoirs Site is important in the course, or pattern, of NSW's cultural or natural history because:

- Reservoir No. 1 was the main component of the original Potts Hill site;
- Reservoir No. 1 is a relic of an earlier technological period of Sydney water resource management;
- it has essential links with the function and development of Sydney for over 100 years; -the site displays changes in usage through different periods of Sydney water resources management;
- Reservoir No. 1 was a major engineering project of its time and a major public work;
- it is an important component of the Upper Nepean Water Supply Scheme, one of the largest public works undertaken in Australia;
- the walls of Reservoir No. 1 are lined using sandstone block construction, a method which is no longer practised in Australia;
- the site still contains remnants of its former pumping station, an element which was essential to the early function of the site;

## NEW SYDNEY WATER CORPORATION FACILITIES, POTTS HILL

**SHR Criteria a)**[Historical  
Significance] - Cont.

- the position of the Reservoir No. 1 on the highest point in the region displays its original function as a gravity-fed water system;
- the site still contains the original pipe head of the Pressure Tunnel, once the most important water pipeline in Sydney;
- the site contains many penstocks displaying a range of valve designs which have now been superseded;
- it contains an early employee residence which shows the standard of accommodation for water management staff in the early years of the site; the changing economics and attitudes of the Water Board are represented in the different building styles and standards around the site;
- the design of Reservoir No. 1, including its individual parts, demonstrates the attitudes towards water safety current at the time;
- the layout of Reservoir No. 1, its surrounds and its security features display the early attitudes towards drinking water quality;
- the former pumping station is an example of a functional industrial building of its period; and
- Reservoir No. 1 contains the original intake to the Pressure Tunnel leading to Waterloo, which was and still is a major water supply line of Sydney.

The site has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history because:

- Reservoir No. 2 was the first substantial undertaking by the Metropolitan Board of Water Supply and Sewerage as an independent construction authority; and
- Reservoir No. 1 and its associated original features are associated with Edward Orpen Moriarty, the Engineer-in-Chief for Harbours and Rivers responsible for the design and execution of the Upper Nepean Scheme, a person highly significant in the development of the state in terms of public works.

**SHR Criteria c)**[Aesthetic  
Significance]

Potts Hill Reservoir site is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement because:

- Reservoir No. 1 and its parts demonstrate a past aesthetic style of public works;
- through its materials and use of stylistic motifs in its structural features, Reservoir No. 1 links with other elements of the site and helps to display the original functional arrangements and the changes made to that arrangement;
- Reservoir No. 1 is a handsome, well-proportioned structure with landscaped surrounds which together create a very scenic space;
- The site is well proportioned with a clearly evident relationship between function, aesthetics and historical layers;
- there are several pine and palm tree line plantations which show the importance of landscaping design to the early designers of the site; and
- the carrier canal is a well-proportioned feature which relates to palm tree plantings spaced evenly on its sides creating a space of high scenic quality.

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- SHR Criteria d)**  
[Social Significance] Potts Hill Reservoir Site has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons because:
- it is considered important by the National Trust of Australia (NSW), which is evidenced by its listing on the National Trust Register; and
  - is held in high esteem by many generations of Water Board workers.
- SHR Criteria e)**  
[Research Potential] Potts Hill Reservoir site has potential to yield information that will contribute to an understanding of NSW's cultural or natural history because:
- the site has the potential to demonstrate the past technologies of water management and how these have evolved over time; and
  - Reservoir No. 1 is a good example of a clay core earth embankment stone faced reservoir.
- SHR Criteria f)**  
[Rarity] The Potts Hill Reservoirs site is a unique part of the Upper Nepean Scheme and was one of the original components of the Upper Nepean Water Supply Scheme. It contains unique features, including the remains of the steam pumping station, the termini of the Pressure Tunnel and City Tunnel and the former screening chamber.
- SHR Criteria g)**  
[Representativeness] The Potts Hill Reservoirs Site is representative of the process of water supply for metropolitan Sydney and contains structures and equipment dating from various periods of the site's history which are themselves representative examples of the structures and equipment utilised for water supply throughout the system. The site has historical, functional and aesthetic correlations to water supply facilities at Prospect Reservoir and at Pipe Head and the historical use and development of Potts Hill is representative of the overall growth and operation of the system over 120 years.

## 1.6 STATUTORY LISTINGS

The Potts Hill Reservoirs Site and its various components are affected by the following statutory listings:

ITEM	STATE HERITAGE REGISTER	BANKSTOWN LEP 2001	S.170 REGISTER
Potts Hill Reservoirs 1 & 2 and Site	Item 01333 Gazetted 18 November 1999	Bankstown LEP 2001, Schedule 6 - Item No. 146, Gazetted 17th May 2002	Item 4573701, Gazetted 1st January 2000
Pipe Head to Potts Hill Pipelines (part)			Item 4570097, Gazetted 1st January 2000
Potts Hill - Crown St 48"/42" Mains (part)			Item 4570083, Gazetted 1st January 2000
Potts Hill Booster Station (WP0004)			4570101 Gazetted 1st January 2000
Potts Hill Pumping Station (remains)			Item 4570950 Gazetted 1st January 2000

### 1.7 CONSERVATION MANAGEMENT PLAN

The Conservation Management Plan for the Potts Hill Reservoirs Site prepared by Sydney Water Corporation was endorsed by the Heritage Council of NSW in April 2005.

The revision of the SHR boundary is generally in accordance with the recommendations of the endorsed Conservation Management Plan.

CMP Section 6.7 Curtilage supports the reduction of the site area for the SHR:

*It is considered that part of the current site area is surplus to Sydney Water's operational requirements, having no use in the current site layout and little potential for use in the foreseeable future. There is currently no defined proposal for this area however it is anticipated that a proposal may eventually arise.*

*The existing site boundaries are of little significance and do not have to be maintained in their current form. There is thus no particular reason from the heritage point of view to indefinitely retain ownership over the areas of little significance. A future subdivision of the site is generally considered possible, subject however to a further detailed assessment of the particular proposal.*

*It is considered however that the following areas are of importance for retention of the heritage significance of the site:*

- *Reservoir No. 1 and its operational grounds*
- *Reservoir No. 2 and its operational grounds*
- *Cultural plantings area adjacent the two reservoirs*
- *North-east precinct of the Site, comprising the water pumping stations and other installations*
- *The area of remnant native bushland between the two reservoirs*

*The operational grounds of the reservoirs include the minimum area necessary for operation and structural stability of the reservoirs. The operational grounds of the reservoirs include minimum area generally considered to include about 20 m from the reservoir walls, however, this may vary for practical reasons.*

The map identifying the minimum required curtilage of the heritage item is shown in Figure 6-5. (SWC CMP 2005:226-227)

### 1.8 PROPOSED REVISION TO THE SHR BOUNDARY

The proposed revised SHR boundary, which is an enlargement of the recommended SHR curtilage shown in the endorsed Conservation Management Plan (SW2005) will ensure retention of the core heritage values of the Potts Hill Reservoirs Site inclusive of:

- Reservoir No. 1 and its operational grounds
- Reservoir No. 2 and its operational grounds
- Cultural plantings area adjacent the two reservoirs
- North-east precinct of the Site, comprising the water pumping stations and other installations
- The area of remnant native bushland between the two reservoirs
- The hill between the two reservoirs with the former residential precinct
- An area of vegetation of ecological significance at the south-west corner of the site; and
- A corridor of land to the west of Reservoir No. 2 to provide a greater visual curtilage and to introduce a vegetative corridor linking the two main areas of ecological significance. This corridor includes the two rows of trees including the Canary Island Date Palms and Eucalyptus species.

The revised SHR boundary includes all of the land considered essential for the ongoing operation of the site by the Sydney Water Corporation within its cultural setting plus the area of ecologically significant vegetation to the south west of Reservoir No. 2. The setback of the SHR boundary from

## NEW SYDNEY WATER CORPORATION FACILITIES, POTTS HILL

the edges of the reservoirs is generally greater than the dimensions recommended in the endorsed CMP to ensure the environmental and cultural plantings are included within the SHR boundary.

The revised SHR boundary will enable subdivision, redevelopment and sale of the surplus land to the east and the west of the Reservoirs. The surplus land does not contain any sites or elements with State heritage significance.

The boundary revision and development of the surplus land is supported by the endorsed CMP:

*CMP Section 7.15 Curtilage**Policy*

*Development of the site, including further subdivision and land/asset disposals may be considered within the curtilage of the site (but outside the minimum lot curtilage required to conserve the significance of the place) where there has been no historic development or use and/or where early sites have been destroyed (as supported by evidence)*

*Guidelines*

1. *The site curtilage shown in Figure 6-5 of this CMP is adopted for the protection of the State significant elements of the site.*
2. *New development within the minimum lot curtilage should only be considered if required for the essential water pumping operation of Potts Hill Reservoirs Site. Any such development should be sympathetic and comply with archaeological and natural heritage recommendations.*
3. *Land/asset disposal proposal require notification to the Heritage Council under section 170(A) of the Heritage Act 1977. (SWC CMP 2005:246)*

The proposed revision to the SHR boundary can be supported in heritage terms.

**1.9 HERITAGE PARAMETERS FOR DEVELOPMENT OF THE “SURPLUS” LAND OUTSIDE THE REVISED SHR BOUNDARY**

The Part 3A Concept Plan Application determined that development outside the revised SHR boundary should respect the heritage significance of the Reservoirs Site. The heritage parameters are shown on Figure 1 and include:

- The historic associations of the area of the former Migrants' Camp (now Mechanical Branch Plant warehouses in the North-East corner of the site) should be appropriately interpreted through signage, street names, etc.
- The former railway alignment and the associated cultural plantings should be conserved and interpreted in the redevelopment.
- Provide or enhance the vegetative buffers along the revised SHR boundary beside the two Reservoirs.
- Respect the visual connections through the site and the views across the whole site.

HERITAGE IMPACT STATEMENT  
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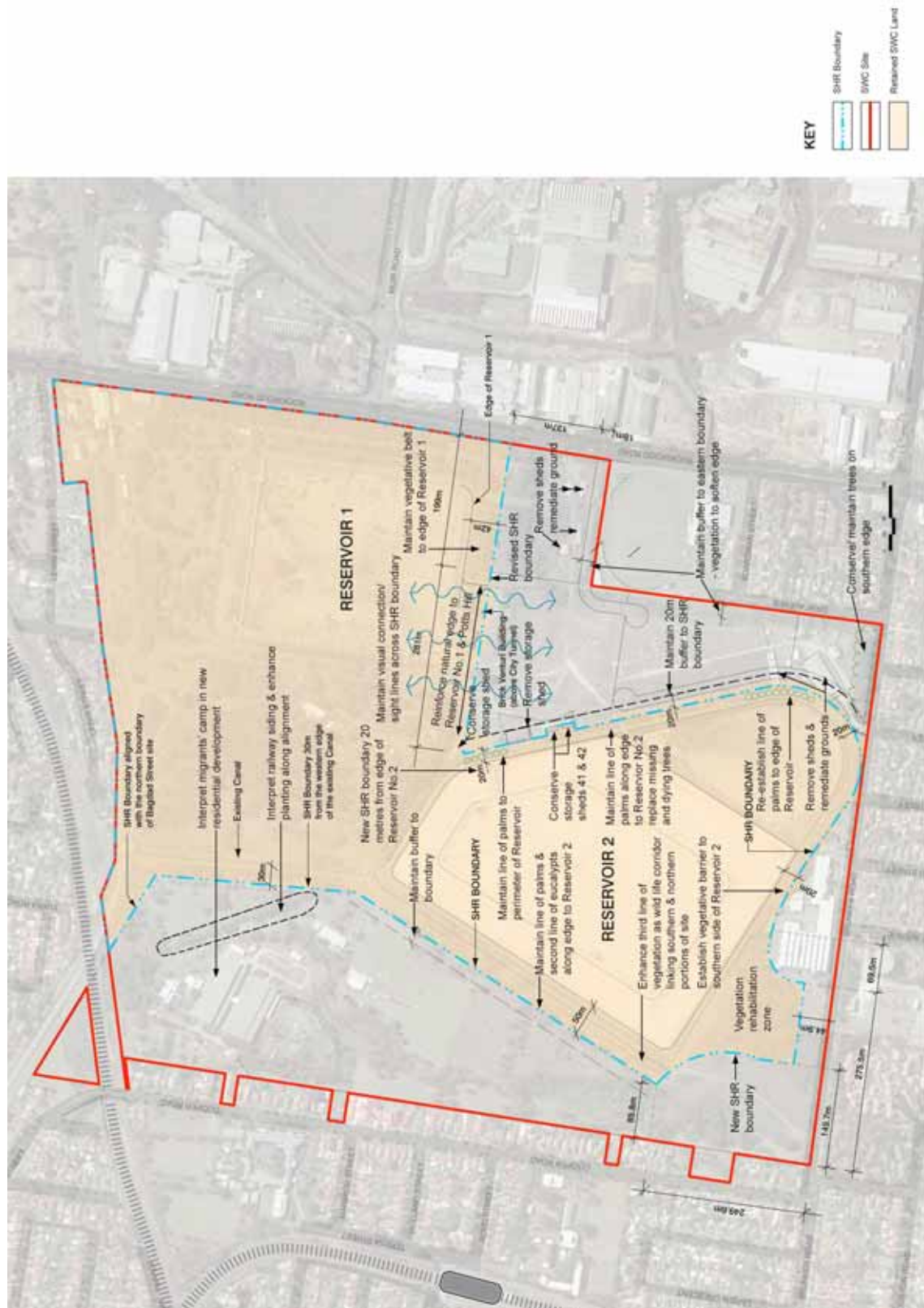


Figure 1 Heritage parameters for the development of the land outside the SHR Boundary (TA 2008)

### 1.10 HERITAGE SIGNIFICANCE OF THE SITE FOR THE PROPOSED SWC FACILITY

The site for the proposed Sydney Water Corporation Facility is to the east of Reservoir No. 2 and south of Reservoir No. 1. It occupies part of the Eastern Surplus Lands outside of the revised SHR Boundary and designated in the Concept Plan for employment / business park use.

The site occupies part of an elevated plateau created during the construction of Reservoir No. 2. The eastern and western fill platforms and associated embankments are a by-product of the construction of Reservoir 2 in mid 1920s. The land to the South, East and West of the Reservoir is labelled on the construction drawings as "*Spoil Dump*" (Fig 2-43 Endorsed CMP 2005).

This area of the site has been used for a variety of industrial-type uses by Sydney Water since the 1940s. (Refer Figs 2-72, 2-77, 2-84, 2-88 - 2-97 Aerial photos of the site from 1930-2002)

The following table identifies the Built Items within the revised SHR Boundary in the vicinity of the site of the proposed SWC facility. It also indicates the level of cultural significance and conservation actions for these items determined by the endorsed CMP:

REF NO.	ELEMENT	SIGNIFICANCE LEVEL	CONSERVATION POLICY
5	Reservoir No. 2 and associated infrastructure	Exceptional	Retain in operational use and preserve significant original fabric
6	Storage Shed	Medium	Retain in use and maintain fabric as long as technologically feasible. Should the item deteriorate beyond repair, it may be demolished further to archival recording.
7	Office	Low	Retain in use, modify or remove as required.
8	House 1	High	Structural issues may make ongoing retention unfeasible in the longer term. Should the item deteriorate beyond repair, it may be demolished further to archival recording.
12	Reservoir No. 1 and associated infrastructure	Exceptional	Retain in operational use and preserve significant original fabric
15	3000 mm Distribution Chamber	Low	Retain in operational use and preserve significant original fabric
16	Screening Chamber	Low	Retain in operational use and preserve significant original fabric
17	Chlorination Plant and Chlorine Drum Room (City Tunnel)	Low	Retain in operational use and preserve significant original fabric
19	Brick Venturi Building	Low to Medium	Retain in use and maintain fabric as long as technologically feasible. Should the item deteriorate beyond repair, it may be demolished further to archival recording.

REF NO.	ELEMENT	SIGNIFICANCE LEVEL	CONSERVATION POLICY
41	Northern Small Storage Shed near Reservoir No. 2	Medium	Retain in use, maintain and repair deteriorated fabric to match the original as required. If disused, the surviving fabric should be preserved in situ.
42	Southern Small Storage Shed near Reservoir No. 2	Medium	Retain in use, maintain and repair deteriorated fabric to match the original as required. If disused, the surviving fabric should be preserved in situ.
45	City Tunnel (Underground)	High	This element is a separate listed heritage item and should be managed separately.

The following table identifies the Built Items outside of the revised SHR Boundary in the vicinity of the site of the proposed SWC facility. . It also indicates the level of cultural significance and conservation actions for these items determined by the endorsed CMP:

REF NO.	ELEMENT	SIGNIFICANCE LEVEL	CONSERVATION POLICY
40	Storage Shed	Low	Retain in use, modify or remove as required.
59	Hydrographics Office	Low	Retain in use, modify or remove as required.
65	Former Metallising Depot Group	Low	Retain in use or remove as required.

The following table identifies the natural and landscape elements within the revised SHR Boundary in the vicinity of the site of the proposed SWC facility. . It also indicates the level of cultural significance for these items determined by the endorsed CMP:

ELEMENT	SIGNIFICANCE LEVEL
Avenue of Canary Island Date Palms to the East of Reservoir No. 2	High
Landscaped Area surrounding Reservoir No. 1	Medium
Landscaped Area in South East corner of Site adjacent to Brunker Road	Medium

(Refer Pages 118-133, 206-210 and 227-247 of the Endorsed CMP 2005).

The endorsed CMP Policies for the Vegetation on the site are as follows:

#### ***Landscape/Setting***

##### ***Policy Statement***

*The cultural landscape of the site will be actively managed to retain the amenity and landscaped character of the place. Significant views to the complex, particularly from the direction of Rockwood Road, should be conserved and retained.*

##### ***Guidelines***

- 1. Retain and conserve cultural plantings and remnant vegetation of significance.*
- 2. New plantings shall not obscure significant views to the historic and modern water pumping stations area in the northeast portion of the site.*
- 3. The landscape shall be regularly maintained.*

**Cultural Plantings****Policy Statement**





*The cultural plantings on site should be conserved as an important part of the landscape setting, as an example of 1920s landscaping and gardening works.*

**Guidelines**


1. *Maintain plantings to ensure they remain healthy. Contact a specialist if tree looks to be in decline.*
2. *No new development and avoid parking vehicles/machinery within the drip zone of the trees to avoid soil compaction.*
3. *Should individual plantings die or need to be removed for safety purposes, these should be replaced with the same species (of similar size, if available) in the original location or nearest appropriate location.*
4. *Avoid damaging trunks of trees by not trimming grass around the immediate vicinity of the trunk.*
5. *Avoid transfer of plant diseases by ensuring all cutting/pruning equipment is clean prior to use.*
6. *Significant trees should only be removed if they pose a safety hazard or if all other options have been exhausted.*



**Areas of High Significance**

-  Landscaped Area  
High Cultural Significance
-  Shale Sandstone Transition Forest
-  Turpentine Ironbark Forest
-  Acacia Pubescens

**Areas of Medium Significance**

-  Landscaped Area  
Medium Cultural Significance

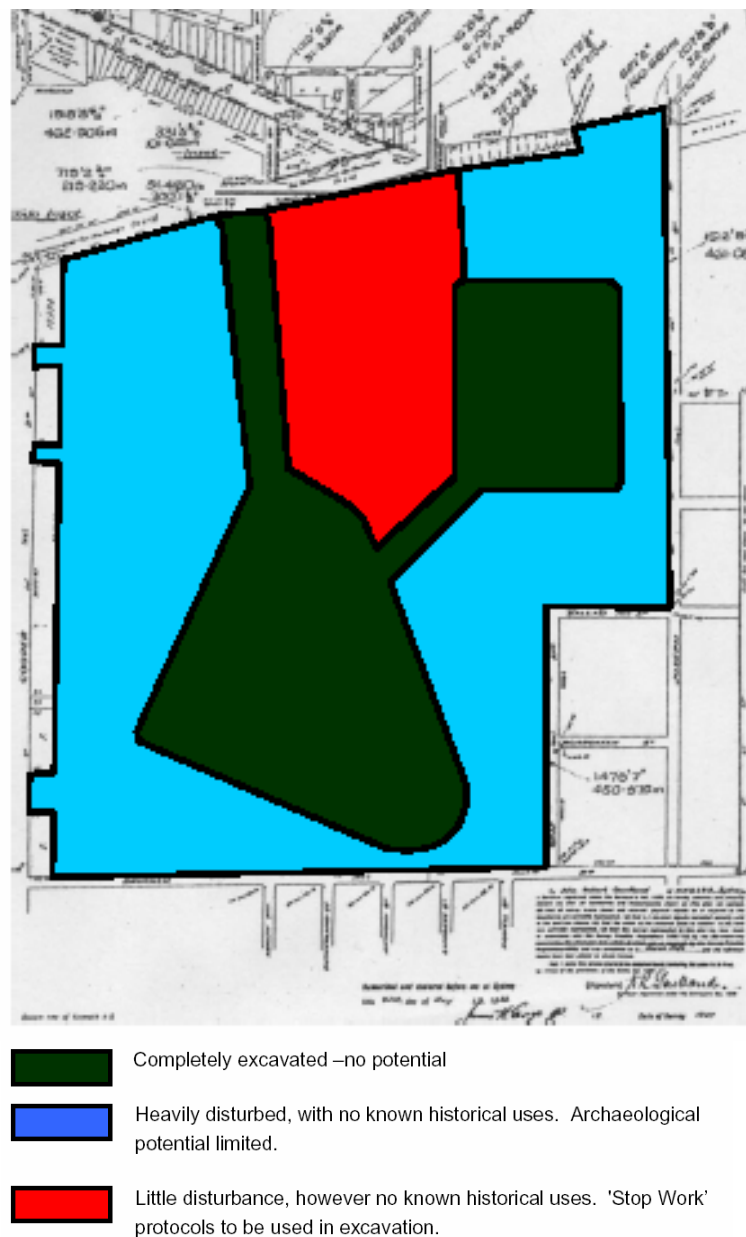
CMP Fig 3-2 Location of Cultural Planting and Threatened Communities at the Potts Hill Reservoirs Site

### 1.11 ARCHAEOLOGICAL POTENTIAL OF THE SITE FOR THE PROPOSED SWC FACILITY

The archaeological potential of the whole of the Potts Hill Reservoirs Site is discussed in CMP Section 3.4.2. The section concludes with the statement:

*Figure 3-64 indicates the areas of archaeological sensitivity within the Potts Hill site. Only the central area of the site is sufficiently undisturbed to warrant archaeological consideration and, in the absence of any specific likelihood of archaeological materials in this area, 'stop work' protocols in the event of unexpected discovery are adequate to safeguard any potential archaeological heritage in this area.*

The site for the proposed SWC Facility is located within the area designated *Heavily disturbed, with no known historical uses. Archaeological potential limited.*



CMP Figure 3.64 Areas of Archaeological Sensitivity

The endorsed CMP Policy for the Historical Archaeological Resources is as follows:

**Policy**

*Given the high level of disturbance to the site, (disposal of machinery and moveable heritage, demolition and construction of new buildings) the archaeological potential associated with the former operations and technology of the place is limited and may not provide new or substantial information into the historic operations and technology of the place.*

**Guidelines**

1. *Wherever technically feasible, works to this site should avoid areas of archaeological potential or significance as identified in Section 3.4.2 of this CMP – Surviving Aboriginal and Historical Archaeological Evidence.*
2. *Should disturbance be required to areas of archaeological potential or significance as identified in Section 3.4.2 of this CMP, an application under section 60 of the Heritage Act will be required for this disturbance.*
3. *Any archaeological resources must be managed in accordance with the recommendations arising from the Archaeological Research Design and any approval issued by the NSW Heritage Council.*
4. *In the event that archaeological material is unexpectedly discovered during any works to this site, work shall immediately cease in the affected area and the Heritage Office contacted for advice.*

## 2 THE PROPOSAL

### 2.1 PROJECT DESCRIPTION

Sydney Water Corporation is seeking Project Application approval for the construction of a new facility comprising:

- Two storey 6,000m<sup>2</sup> office building with a maximum building height of 9 metres;
- 5,400m<sup>2</sup> warehouse with a maximum building height of 12 metres;
- Outdoor storage areas; and
- Surrounding hardstand, car parking and landscaped areas.

Road access is proposed off Rookwood Road or Brunner Road with two stub roads/cul-de-sacs constructed to industrial road standard.

Demolition of Storage Shed No 40 is proposed as part of the redevelopment of this part of the Potts Hill Reservoirs Site.

### 2.2 ARCHITECTURAL DESIGN

The architectural design has been prepared by Bates Smart Pty Ltd Architects. The Project Report includes the following Design Statement:

*In locating buildings on the site careful consideration to the environmentally sustainable design principles, access requirements, future expansion and maximising the amenity of users.*

*The office building has been orientated east - west to allow for optimum solar control on the main façade. It has been located on eastern side of site to take advantage of views and outlook towards CBD. The building is centrally positioned along the north - south axis of the site alongside the Rookwood Road entry. This location ensures that the existing Eucalyptus trees towards the northern boundary of the site are preserved as well as allowing the potential for an additional office wing to be accommodated to the north if required at a later stage. The building's central location breaks down the scale of the car park by dividing it into two separate areas which in turn reduces walking distances between cars and the office building.*

*The building's deck and southern floor plate cantilevers over the eastern landscaped embankment emphasising the site's elevated position and giving the building a strong presence from Rookwood Road.*

*The office space is articulated as two linear glass and timber volumes sitting under a single rectilinear roof form. The volumes are staggered to define a double height entry forecourt to the west and a covered outdoor recreation area to the east.*

*The façade is designed to be environmentally responsive by blocking direct sunlight from entering the building while optimising daylight and minimising glare. Materials selected are considered to be robust and low maintenance.*

*The proposed new office building has been designed to have minimal environmental impact with low operational and embodied carbon dioxide emissions. It will provide high levels of environmental performance and improved occupant health, productivity, comfort and satisfaction. Being an owner occupied building a reduction in operating costs as a result of green initiatives will provide medium to long term financial paybacks.*

*The warehouse has been orientated north - south and is off set to the southern end of the site to allow for potential future expansion and accommodate hardstand facilities at the northern end. Parking, loading and manoeuvring for service vehicles is located on the western side of warehouse and therefore out of view from the office building. A two storey warehouse office located on the southern end screens the warehouse building and presents an inviting façade to the Brunner Road entry. The warehouse offices are offset to the west to provide visual surveillance of the warehouse loading area.*

*A north - south internal road separates the warehouse and office building and connects the northern and southern car parks. The road continues north to provide Sydney Water with direct access to their existing operational areas.*

### 2.3 LANDSCAPE DESIGN

The landscape design has been prepared by Aspect Sydney, Landscape Architects. The Project Report includes the following Design Statement of the Landscape Concept:

*The landscape spaces for the Sydney Water site are determined by their utilitarian requirements. The site currently is a consolidation of Sydney Water's previous administration facilities.*

*The proposed landscape design attempts to capture some of the existing characteristics of the overall site and distill them within an industrial park context. Some of the existing characteristics include engineering relics, scattered large eucalypts, no kerbs, grassed open spaces and large cultural plantings associated with administrative buildings.*

*The interpretation of these characteristics include:*

- *designing the carpark to accommodate most of the existing Forest Red Gums (Eucalyptus tereticornis) on site.*
- *re-use of abandoned steel infrastructure on site by incorporating them into new landscape as public / interpretive*
- *art.*
- *re-use of unused precast concrete items as permeable kerbs and wheel stops.*
- *minimal use of kerb and gutters.*
- *design of low maintenance landscapes*
- *cultural planting*
- *incorporation of storm water management within the design and making it a visible part of the landscape.*

*The landscape zones proposed are defined as the carparks, the immediate thresholds to the office buildings, the café terrace, landscape buffer on the fill slope and the hard stand utility areas for heavy vehicles.*

#### *Car Park Zones*

*As Sydney Water requires 415 car spaces, a large proportion of the site will be utilised for parking, with 25% of these spaces for small cars only. In an attempt to ameliorate the expanse of pavement and to ensure maximum tree growth, car parking bays will be paved using permeable paving. This will allow air and water to be available to tree roots. Large trenches comprising a car parking bay length and approximate 1m deep, of the existing clay and fill will be excavated. Imported structural soils will be placed to ensure optimum tree growing conditions. This will create a greater tree growing volume with better gaseous and water exchange as well as reliable drainage. Trees planted in dedicated tree bays will provide a shadier and more amenable car park and adjacent areas of mass planting will add a sense of green, breaking down the visual impact of the hard surfaces. Formal avenues or large native trees lemon scented (Corymbia citriodora) will line the main vehicular carriageways through the site creating a sense of hierarchy.*

*In the northern office carpark, large bays of mass planting have been dedicated around a row of existing Eucalyptus sp. This is to ensure their survival after the redevelopment. The extent of tree protection zones for these existing trees will need to be determined by an arborist prior to construction documentation.*

*The impact of large retaining walls around the eastern entry point of the site adjacent to the southern office carpark will be ameliorated with the use of native tree and shrub species such as Eucalyptus sideroxylon and Ironbark turpentine association understorey plants for screening.*

#### *Landscape Buffer Zone*

*The landscape buffer zone is located on a steep embankment along the eastern boundary of the site. The soil in this zone is primarily comprised of fi ll and clay. Bush regeneration of Turpentine and Ironbark forest is proposed to occur along this corridor with native tree species including Syncarpia glomulifera, Eucalyptus crebra, and Eucalyptus fi brosa to be planted alongside native understory species such as Acacia parramattensis, Lomandra longifolia and Themeda australis in order to supplement and reinforce existing indigenous vegetation communities that are situated*

## NEW SYDNEY WATER CORPORATION FACILITIES, POTTS HILL

*within other areas of the greater Sydney Water Potts Hill site. Planting of trees in this zone will occur in such an arrangement so that views to the city from the building above will not be obscured.*

*This bush regeneration is important as it will expand the potential of the remnant on site. Bush regeneration will be conducted by an accredited bush regeneration company with technical advice provided by an ecological consultant.*

#### *Landscape Planting*

*The landscape types existing in the greater Sydney Water site are to be represented within the condensed context of the new office. The planting is to comprise tree avenues, trees for shade and shelter, massed planting understorey allowing clear sight lines and habitat zones away from disturbance.*

#### *Formal Avenues*

*A formal avenue of Lemon-scented Gums (*Corymbia citriodora*) marks the entrance to the site and the main circulation spine to the warehouse hardstand. The Lemon-scented Gums line both sides of the road and direct the main flows of vehicle and pedestrian flows. They also separate the road from the walkways and open space. The smooth straight white trunks combined with a high canopy lend themselves to this formality. *Corymbia citriodora* are used currently in association with some of the administrative buildings on site.*

#### *Cultural Plantings*

*Large scale iconic trees are used in the primary outdoor landscape areas for providing a focal marking point and deep shade. Taking a cue from existing trees on site, it is proposed to use large scale rainforest trees. The species proposed include Hoop Pines (*Araucaria cunninghamiana*) and Crow Ash (*Flindersia australis*). These trees should receive low flow irrigation to ensure a healthy canopy is developed. It is not proposed to use Phoenix palms on site due to its potential as a weed and also as to not diminish its impact where it is used as an avenue on other parts of the site. It is a risk to replicate the use of this species due to its susceptibility to *Phytophthora* fungus.*

#### *Ecological/ Habitat Zone*

*The area of remnant Ironbark/ Turpentine in the northern part of the site has inspired the proposal for bush regeneration on the fill slope. This planting type will provide potential habitats for fauna. This bank currently is infested with weeds. For the presentation to the entrance for Sydney Water regenerating this weed bank into bushland would be beneficial for a number of reasons. While indigenous Eucalypts would be a part of this regeneration, they may need to be thinned in front of the cafe to preserve the views from the terrace. This process of regeneration may take a number of years for establishment to eliminate the weed seed bank. To increase the area of the endangered Ironbark Turpentine community on Sydney Water's holding would bring green kudos.*

#### *Amenity Planting*

*For shade in the carparks, Eucalypts are planted in dedicated beds between carpark spaces. The trees are spaced close enough for their canopies to overlap and provide continuous shade across the carpark. *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus sideroxylon* (Mugga Ironbark) are used to compliment the existing retained Red Gums. These trees also tolerate poor clayey soils however their potential will be increased by providing a sufficient volume of structural soil as previously described.*

### 3 ASSESSMENT OF HERITAGE IMPACTS

#### 3.1 CONSERVATION MANAGEMENT PLAN REQUIREMENTS

The proposal has been assessed against the 2005 Conservation Management Plan policies:

CMP POLICY	COMPLIANCE COMMENTS
<p><b>Curtilage</b></p> <p><i>Policy</i></p> <p><i>Development of the site, including further subdivision and land/asset disposals may be considered within the curtilage of the site (but outside the minimum lot curtilage required to conserve the significance of the place) where there has been no historic development or use and/or where early sites have been destroyed (as supported by evidence)</i></p> <p><i>Guidelines</i></p> <ol style="list-style-type: none"> <li><i>The site curtilage shown in Figure 6-5 of this CMP is adopted for the protection of the State significant elements of the site.</i></li> <li><i>New development within the minimum lot curtilage should only be considered if required for the essential water pumping operation of Potts Hill Reservoirs Site. Any such development should be sympathetic and comply with archaeological and natural heritage recommendations.</i></li> <li><i>Land/asset disposal proposal require notification to the Heritage Council under section 170(A) of the Heritage Act 1977.</i></li> </ol>	<p><i>The site proposed for the new SWC facility is in the eastern precinct of the Potts Hill Reservoirs Site on "surplus" land outside the proposed revised SHR curtilage boundary.</i></p> <p><i>The proposed new SWC facility will enable the amalgamation and centralisation of various Sydney Water activities on the Potts Hill Site.</i></p> <p><i>The Heritage Council has been advised of this proposal.</i></p>
<p><b>Historical Archaeological Resources</b></p> <p><i>Policy</i></p> <p><i>Given the high level of disturbance to the site, (disposal of machinery and moveable heritage, demolition and construction of new buildings) the archaeological potential associated with the former operations and technology of the place is limited and may not provide new or substantial information into the historic operations and technology of the place.</i></p> <p><i>Guidelines</i></p> <ol style="list-style-type: none"> <li><i>Wherever technically feasible, works to this site should avoid areas of archaeological potential or significance as identified in Section 3.4.2 of this CMP – Surviving Aboriginal and Historical Archaeological Evidence.</i></li> <li><i>Should disturbance be required to areas of archaeological potential or significance as identified in Section 3.4.2 of this CMP, an application under section 60 of the Heritage Act will be required for this disturbance.</i></li> </ol>	<p><i>The site for the proposed SWC Facility is located within the area designated: Heavily disturbed, with no known historical uses. Archaeological potential limited.</i></p>

<p>3. Any archaeological resources must be managed in accordance with the recommendations arising from the Archaeological Research Design and any approval issued by the NSW Heritage Council.</p> <p>4. In the event that archaeological material is unexpectedly discovered during any works to this site, work shall immediately cease in the affected area and the Heritage Office contacted for advice.</p>	
<p><b>Landscape/Setting</b></p> <p><i>Policy</i></p> <p>The cultural landscape of the site will be actively managed to retain the amenity and landscaped character of the place. Significant views to the complex, particularly from the direction of Rockwood Road, should be conserved and retained.</p> <p><i>Guidelines</i></p> <ol style="list-style-type: none"> <li>1. Retain and conserve cultural plantings and remnant vegetation of significance.</li> <li>2. New plantings shall not obscure significant views to the historic and modern water pumping stations area in the northeast portion of the site.</li> <li>3. The landscape shall be regularly maintained.</li> </ol>	<p><i>This proposal has no direct impact on the existing cultural plantings on the site.</i></p> <p><i>The new plantings have been designed to compliment the existing cultural plantings and will not obscure significant views into, from and within the site.</i></p>
<p><b>Cultural Plantings</b></p> <p><i>Policy</i></p> <p>The cultural plantings on site should be conserved as an important part of the landscape setting, as an example of 1920s landscaping and gardening works.</p> <p><i>Guidelines</i></p> <ol style="list-style-type: none"> <li>1. Maintain plantings to ensure they remain healthy. Contact a specialist if tree looks to be in decline.</li> <li>2. No new development and avoid parking vehicles/machinery within the drip zone of the trees to avoid soil compaction.</li> <li>3. Should individual plantings die or need to be removed for safety purposes, these should be replaced with the same species (of similar size, if available) in the original location or nearest appropriate location.</li> <li>4. Avoid damaging trunks of trees by not trimming grass around the immediate vicinity of the trunk.</li> <li>5. Avoid transfer of plant diseases by ensuring all cutting/pruning equipment is clean prior to use.</li> <li>6. Significant trees should only be removed if they pose a safety hazard or if all other options have been exhausted.</li> </ol>	<p><i>This proposal has no direct impact on the existing cultural plantings on the site.</i></p> <p><i>The revised SHR boundary ensures that the canopies of the existing cultural plantings are protected.</i></p>

### 3.2 HERITAGE PARAMETERS FOR DEVELOPMENT OF THE “SURPLUS” LAND OUTSIDE THE REVISED SHR BOUNDARY

The proposal has been assessed against the heritage parameters in the Part 3A Concept Plan Application:

HERITAGE PARAMETER	COMPLIANCE COMMENTS
Provide or enhance the vegetative buffers along the revised SHR boundary beside the two Reservoirs.	<i>Enhancement of the vegetation within the revised SHR boundary is not part of this proposal.</i>
Respect the visual connections through the site and the views across the whole site.	<i>The new development does not impact on important views to and from the heritage items.</i>
Maintain 20 metre buffer to SHR boundary to western side of Reservoir No. 2	<i>20 metre buffer to SHR boundary to western side of Reservoir No. 2 is maintained.</i>
Remove Storage Shed No. 40	<i>Demolition of Storage Shed No. 40 is proposed.</i>
Maintain vegetative belt to southern edge of Reservoir No. 1	<i>Vegetative belt to southern edge of Reservoir No. 1 is maintained.</i>
Reinforce natural edge and maintain the visual connection and sight lines at the revised SHR boundary between the two Reservoirs at the southern edge of Potts Hill.	<i>The visual connection and sight lines are maintained. There are no buildings adjacent to the revised SHR boundary.</i>
Maintain buffer to eastern boundary – vegetation to soften edge	<i>Vegetative buffer to eastern edge proposed.</i>
Conserve Storage Shed No. 6	<i>Conservation of Storage Shed No. 6 within revised SHR boundary not part of this proposal.</i>

### 3.3 NSW HERITAGE OFFICE MODEL QUESTIONS

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication 'Statements of Heritage Impacts'.

The relevance of the model questions to the proposed development is assessed in the following table:

#### Model Questions

Demolition of a building or structure	✓
Minor partial demolition	X
Major partial demolition	X
Change of use	X
Minor additions	X
Major Additions	X
New development adjacent to a heritage item	✓

Subdivision	X
Repainting	X
Re-roofing/re-cladding	X
New services	X
Fire upgrading	X
New landscape works and features	✓
Tree removal or replacement	X
New signage	X

#### Demolition of a building or structure

Q. Have all options for retention and adaptive re-use been explored?

A. *Storage Shed No. 40 is no longer required. The endorsed CMP has assessed it to have low cultural significance. The conservation policy for Storage Shed No. 40 is: Retain in use, modify or remove as required.*

Q. Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

A. *Yes, all of the significant items are within the revised SHR boundary. The new development is located on the "Surplus" land.*

Q. Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

A. *It is preferable to include the demolition of this redundant element with the redevelopment of this part of the site.*

Q. Has the advice of a heritage consultant been implemented? If not, why not?

A. *Yes. The recommendations of the endorsed CMP have guided the proposed revision to the SHR boundary and the redevelopment of the site including the demolition of Storage Shed No. 40.*

#### New development adjacent to a heritage item

Q. How is the impact of the new development on the heritage significance of the item to be minimised?

A. *The new development is located on the "Surplus" land outside the revised SHR boundary. The closest heritage items are the two Reservoirs Nos. 1 & 2 and their adjacent cultural plantings. The new buildings have been sited at substantial distance from the revised SHR boundary, which in turn provides a reasonable curtilage to the heritage items.*

Q. Why is the new development required to be adjacent to a heritage item?

A. *The new development is located on the "Surplus" land outside the revised SHR boundary.*

Q. How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

A. *The new buildings have been sited a substantial distance from the revised SHR boundary, which in turn provides a reasonable curtilage to the heritage items. The landscaped setting for these new buildings extends to the revised SHR boundary.*

Q. How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

A. *The new development does not impact on important views to and from the heritage items.*

Q. Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

## NEW SYDNEY WATER CORPORATION FACILITIES, POTTS HILL

*A. The site for the proposed SWC Facility is located within the area designated: Heavily disturbed, with no known historical uses. Archaeological potential limited.*

Q. Is the new developments sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

*A. This part of the site has been designated for employment uses. The new facilities meets this zoning requirement.*

*The new office building will be of contemporary architectural design embracing the social changes in the contemporary workplace by providing large floor plates that ensure flexible and adaptable workspaces. These spaces are open, transparent and provide naturally lit working environments that encourage connectivity and interaction.*

*The new warehouse is a large utilitarian building meeting the functional needs of Sydney Water.*

Q. Will the public and users of the item, still be able to view and appreciate its significance?

*A. The users of these new facilities will still be able to view and appreciate all the significant elements of the Potts Hill Reservoirs Site.*

**New landscape works and features**

Q. How has the impact of the new work on the heritage significance of the existing landscape been minimised?

*A. The proposed landscape works seeks to provide an appropriate setting for the new office building and warehouse and to provide shade for the car parking and hardstand areas.*

*The siting of the new buildings and landscaped setting respects the cultural landscapes adjacent to the Reservoirs.*

Q. Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

*A. This part of the Potts Hill Reservoirs Site has been used for a variety of industrial-type uses by Sydney Water since the 1940s. The site is virtually devoid of any vegetation apart from weeds.*

Q. Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

*A. N/A*

Q. Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

*A. N/A*

Q. How does the work impact on views to, and from, adjacent heritage items?

*A. The proposed landscape works do not impact on important views to and from the heritage items.*

**3.4 BANKSTOWN LOCAL ENVIRONMENT PLAN 2005**

The proposal has been assessed against the heritage provisions in the Bankstown LEP 2005

LEP CLAUSES	COMPLIANCE COMMENTS
<p><b>Part 5 Heritage</b></p> <p><b>37 Heritage items</b></p> <p>(1) A person must not, in respect of a heritage item or relic, do any of the following except with the consent of the consent authority:</p> <ul style="list-style-type: none"> <li>(a) demolish, deface, damage, despoil or move the heritage item, or</li> <li>(b) alter the heritage item, or</li> <li>(c) move the relic or excavate land for the purpose of discovering, exposing or moving a relic, or</li> <li>(d) erect a building on, or subdivide, land on which the heritage item or relic is situated, or that comprises the heritage item or relic, or</li> <li>(e) damage or despoil any tree or land on which the heritage item or relic is situated, or that comprises the heritage item or relic, or</li> <li>(f) alter the interior of a building or work that is the heritage item, or</li> <li>(g) use the heritage item for a purpose that is different from its current use.</li> </ul>	<p><i>The Part 3A Project Application seeks consent for the redevelopment of this part of the site for a new facility for Sydney Water Corporation.</i></p>
<p>(2) Nothing in this clause operates so as to require consent for development, on land to which this clause applies, that is referred to in Schedule 7 if the Council is satisfied that the development is of a minor nature and does not have an adverse impact on the heritage significance of the heritage item.</p>	<p><i>This proposal is not of a minor nature. This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i></p>
<p>(3) The consent authority must not grant consent to the carrying out of development related to heritage items unless it considers the proposal is consistent with the following aims and objectives:</p> <ul style="list-style-type: none"> <li>(a) to conserve the environmental heritage of the land to which this plan applies, and</li> <li>(b) to integrate heritage conservation into the planning and development control processes, and</li> <li>(c) where appropriate, to require the investigation and recording of sites which have archaeological potential, and</li> <li>(d) to provide for public involvement in matters relating to the conservation of environmental heritage, and</li> <li>(e) to ensure that any development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of heritage items and both their curtilage and setting, and</li> <li>(f) to require, when considered necessary, the consideration of a statement of heritage impact or a conservation management plan before consent is granted for development relating to a heritage item, and</li> </ul>	<p><i>The new development is located on the "Surplus" land outside the revised SHR boundary.</i></p> <p><i>This part of the site has been designated for employment uses. The new facilities meets this zoning requirement.</i></p> <p><i>This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i></p>

LEP CLAUSES	COMPLIANCE COMMENTS
(g) to ensure the sympathetic use of sites containing buildings or facades of historic or streetscape importance which contribute to the character of the locality.	
(4) The consent authority must not grant consent to a development application required by subclause (1) that relates to a heritage item unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item.	<i>This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i>
(5) Where a development application is required by this clause, the consent authority may decline to grant consent until it has considered a statement of heritage impact or a conservation management plan so as to enable the consent authority to fully consider the heritage significance of the item and the impact of the proposed development on the significance of the item, including its interior, curtilage and setting. The statement of heritage impact or conservation management plan is to be prepared by a suitably trained heritage professional according to the guidelines nominated by the consent authority.	<p><i>The recommendations of the endorsed CMP have guided the proposed revision to the SHR boundary and the redevelopment of the site including the demolition of Storage Shed No. 40.</i></p> <p><i>This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i></p>
<b>38 Development in the vicinity of heritage items</b> The consent authority must take into consideration the likely effect of the proposed development on a heritage item, archaeological site or potential archaeological site, and on its setting, when determining an application for consent to carry out development of land in its vicinity.	<i>The site for the proposed SWC Facility is located within the area designated: Heavily disturbed, with no known historical uses. Archaeological potential limited.</i>
<b>39 Heritage advertisements and notifications</b> The following development is advertised development for the purposes of the Act: (a) the complete or substantial demolition of a heritage item, or (b) the complete or substantial demolition of any significant feature of a heritage item, or (c) the carrying out of any development allowed by clause 41.	<i>This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i>
<b>41 Heritage conservation incentives</b> Despite any other provision of this plan, the consent authority may grant consent for any development on land that is the site of a heritage item or a potential heritage item if it is satisfied that: (a) the proposed development would not adversely affect the amenity of the surrounding area, and (b) the proposed development is in accordance with a conservation management plan which has been endorsed by the consent authority, and (c) the granting of consent to the proposed development would ensure that all necessary conservation work identified in the conservation management plan is carried out.	<i>This Heritage Impact Statement demonstrates that there is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.</i>

LEP CLAUSES	COMPLIANCE COMMENTS
<p><b>42 Development of known or potential archaeological sites</b></p> <p>(1) The consent authority may grant consent to the carrying out of development on an archaeological site which has Aboriginal cultural heritage significance or a potential archaeological site that is reasonably likely to have Aboriginal cultural heritage significance only if:</p> <p>(a) it has considered a statement of heritage impact of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site, and</p> <p>(b) it has notified the Director-General of National Parks and Wildlife of its intention to do so and taken into consideration any comments received from that Director-General within 28 days of the notice being sent, and</p> <p>(c) it is satisfied that any necessary consent or permission under the <a href="#">National Parks and Wildlife Act 1974</a> has been granted.</p> <p>(2) The consent authority may grant consent to the carrying out of development on any other archaeological site or a potential archaeological site only if:</p> <p>(a) it has considered a statement of heritage impact of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site, and</p> <p>(b) it has notified the Heritage Council of its intention to do so and taken into consideration any comments received from the Heritage Council within 28 days of the notice being sent.</p> <p>(3) Subclause (2) does not apply if the proposed development does not involve disturbance of below ground deposits and the consent authority is of the opinion that the heritage significance of any above ground deposits would not be adversely affected by the proposed development.</p>	<p><i>The site for the proposed SWC Facility is located within the area designated: Heavily disturbed, with no known historical uses. Archaeological potential limited.</i></p>

Schedule 3 of the LEP establishes permissible development by public authorities such as SWC on Crown land required for the purpose of their undertakings.

#### **4 CONCLUSION**

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The proposal has been assessed against the model questions in the NSW Heritage Office's publication 'Statements of Heritage Impacts' and the policies and objectives of the:

- Endorsed Conservation Management Plan for the Potts Hill Reservoirs Site 2005;
- Heritage Parameters for Development of the "surplus" land outside the revised SHR Boundary
- Bankstown Local Environment Plan 2005.

This report concludes that the proposed new SWC Facility will have is no adverse impact on the cultural significance of the Potts Hill Reservoirs Site.

## **WASTE MANAGEMENT PLAN**

### **OUTLINE OF PROPOSAL**

#### **SITE ADDRESS:**

Lot2, DP 225818  
off Rookwood Road, Potts Hill

#### **APPLICANT'S NAME AND ADDRESS:**

Sydney Water Corporation,  
Workplace Accommodation Program  
Level 6, Sydney Water Building,  
115 – 123 Bathurst Street, Sydney NSW 2000  
Phone: (02) 9350 4785  
Fax: (02) 9350 4334 \_  
Email: [peter.byrne@sydneywater.com.au](mailto:peter.byrne@sydneywater.com.au)

#### **BUILDINGS AND OTHER STRUCTURES CURRENTLY ON THE SITE:**

Disused tin sheeted sheds

#### **BRIEF DESCRIPTION OF PROPOSAL:**

Construction of a new operational facility, including office space, warehousing and hardstand areas together with external storage areas

The details on this form outlines the planned waste management activities for this development.

## Demolition and Site Excavation

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m3 or T)	ON-SITE ▪ Specify proposed reuse or on-site recycling methods	OFF-SITE ▪ Specify proposed reuse or on-site recycling methods	▪ Specify contractors and landfill site
Excavation Material, (rock, dirt, sand, clay)	Minimal	Fill	None	
Garden Waste				
Bricks				
Concrete				
Tiles				

Not applicable. Any required Site is to be addressed through a separate Project Application.

## Construction Phase

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m3 or T)	ON-SITE ▪ Specify proposed reuse or on-site recycling methods	OFF-SITE ▪ Specify contractor & recycling outlet	▪ Specify contractors and landfill site
Bricks	To be specified		Return leftover to supplier	Nil to landfill
Concrete	To be specified	Crush and use for operations.	Not applicable	Nil to landfill
Tiles	To be specified		Return leftover to supplier	Nil to landfill
Timber	To be specified		Return leftover to supplier	Nil to landfill
Metals	To be specified		Return leftover to supplier	Nil to landfill
Other Plastic and cardboard	To be specified	To be treated with operations waste	Subject to future contract	To be specified

## Use of Premises After Construction is Complete

This section relates to the commercial and industrial components of the site

- Areas have been allocated for the storage of bins (including aesthetic appearance, vermin and odour control and “washability” of the area,

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND SITE TREATMENT FACILITIES	DESTINATION Recycling Disposal
Please specify. For example, glass, paper, food waste, off-cuts, etc.	<ul style="list-style-type: none"><li>▪ Litres or m3</li><li>▪ If residential, estimate not needed</li></ul>	For example: <ul style="list-style-type: none"><li>▪ Waste storage &amp; recycling area</li><li>▪ Garbage chute</li><li>▪ On-site composting</li><li>▪ Compaction equipment</li></ul>	<ul style="list-style-type: none"><li>▪ Specify contractor</li></ul>
General office waste and operational debris	250 litres	Waste storage and waste recycling systems are to be incorporated within the site's operations	In accord with contractual requirements to be negotiated with a future external provider.

Note: Details of on-site waste management facilities will be developed as part of future detailed project drawing.

## **Construction & Demolition Waste Planning**

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### **On-going Waste Management After Construction is Complete**

This section must be completed for all development applications for commercial and industrial premises and residential flat buildings.

Describe how you intend to ensure on-going minimisation and management of waste on-site (such as lease conditions, caretaker/manager on-site). If residential premises will be serviced by the Council weekly collection service, write, "Council Service".

*In accord with contractual requirements to be negotiated with a future external provider and consistent with the NSW Government's Waste Reduction and*