



16 January 2008

The Hon Frank Sartor MP
Minister for Planning
Level 31, Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Dear Minister

Re: Land at Potts Hill, Bankstown LGA – Request for authorisation to submit a Project Application, under Part 3A of the Environmental Planning & Assessment Act 1979, for a NSW Police Force Facility on the Potts Hill Reservoirs site, prior to approval of a Concept Plan and rezoning under Part 3A.

1. INTRODUCTION

Landcom requests the Minister's authorisation to submit a Project Application in respect of a Facility for the NSW Police Force (NSW Police), within the Potts Hill Reservoirs site prior to the approval of a Concept Plan Application for the entire reservoirs site and its rezoning. The Project Application for the NSW Police facility will facilitate the relocation of the NSW Police from its present premises within the proposed Green Square Town Centre, in Zetland.

Landcom further requests the Minister to confirm that consent can be issued in relation to this Project Application prior to the Concept Plan approval.

2. BACKGROUND

On 13 June 2007 Landcom submitted a request to have the Potts Hill Reservoirs site declared a State Significant Site under the provisions of the Major Projects SEPP. It also sought authorisation that the proposed mixed use scheme, comprising residential, employment and recreational uses, is covered by Part 3A of the Environmental Planning & Assessment Act, 1979, (EP&A).

On 14 July 2007 the Minister declared that the proposed "mixed use scheme" was a project to which Part 3A of the Act applies, and that the site could be considered as a State significant site.

The Director-General's Environmental Assessment Requirements were issued on 2 October 2007.





Landcom and Sydney Water are progressing with the Environmental Assessment for the mixed-use scheme and site rezoning in accordance with the Director-General's Requirements.

Due to time imperatives associated with the delivery of the NSW Police facility at Potts Hill in order to free up land at Green Square Town Centre, the need has arisen to bring forward a Project Application for the NSW Police facility at Potts Hill. Landcom could lodge a Project Application on behalf of the NSW Police as early as March/April 2008.

3. PROPOSED SITE FOR THE POLICE FACILITY

The site proposed for the NSW Police facility is in the eastern precinct at Potts Hill which is proposed for employment land uses, as illustrated on **Figure 1**. An indicative parcel proposed for the NSW Police facility of around 3 hectares is shown on **Figure 2**, which also identifies notional access arrangements from Rookwood Road and Brunner Road.

The final location and size of the NSW Police Facility is subject to further refinement and will be confirmed as part of the Project Application submission. Discussions with the NSW Police are continuing in this regard.

4. PROPOSED DEVELOPMENT

Preliminary design work for the NSW Police facility indicates the following broad outcomes and features:

- A combination of office, garage/workshops, warehouse and storage buildings.
- Outdoor storage areas, car parking, circulation and landscaping.
- One or two communications antennae, each approximately 30m high.
- Indicative gross floor area of about 11,000m².
- Maximum building height of 16 metres, for the warehouse and garage/workshop buildings.
- Helicopter landing pad for infrequent use.
- Road access off Rookwood Road and Brunner Road (two stub roads/culs-de-sac) constructed to industrial road standard.

5. ESTIMATED PROJECT VALUE

The construction value of the NSW Police facility is in the order of \$30 million.

Landcom is seeking the Minister's authorisation to submit a Project Application for the NSW Police Facility as set out in this letter, to facilitate the timely redevelopment of Green Square Town Centre, in line with Government commitments.





6. MINISTER'S OPINION ON SEQUENCING OF APPROVALS

Landcom further requests the Minister confirm that consent can be issued in relation to a Project Application for the NSW Police facility prior to Concept Plan approval.

If you require any further information, please contact Nicole Woodrow on 9841 8702.

Yours sincerely

Sean O'Toole
Managing Director





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Request to Minister for Project Application lodgement – Potts Hill

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FIGURE 1: Proposed employment land at Potts Hill

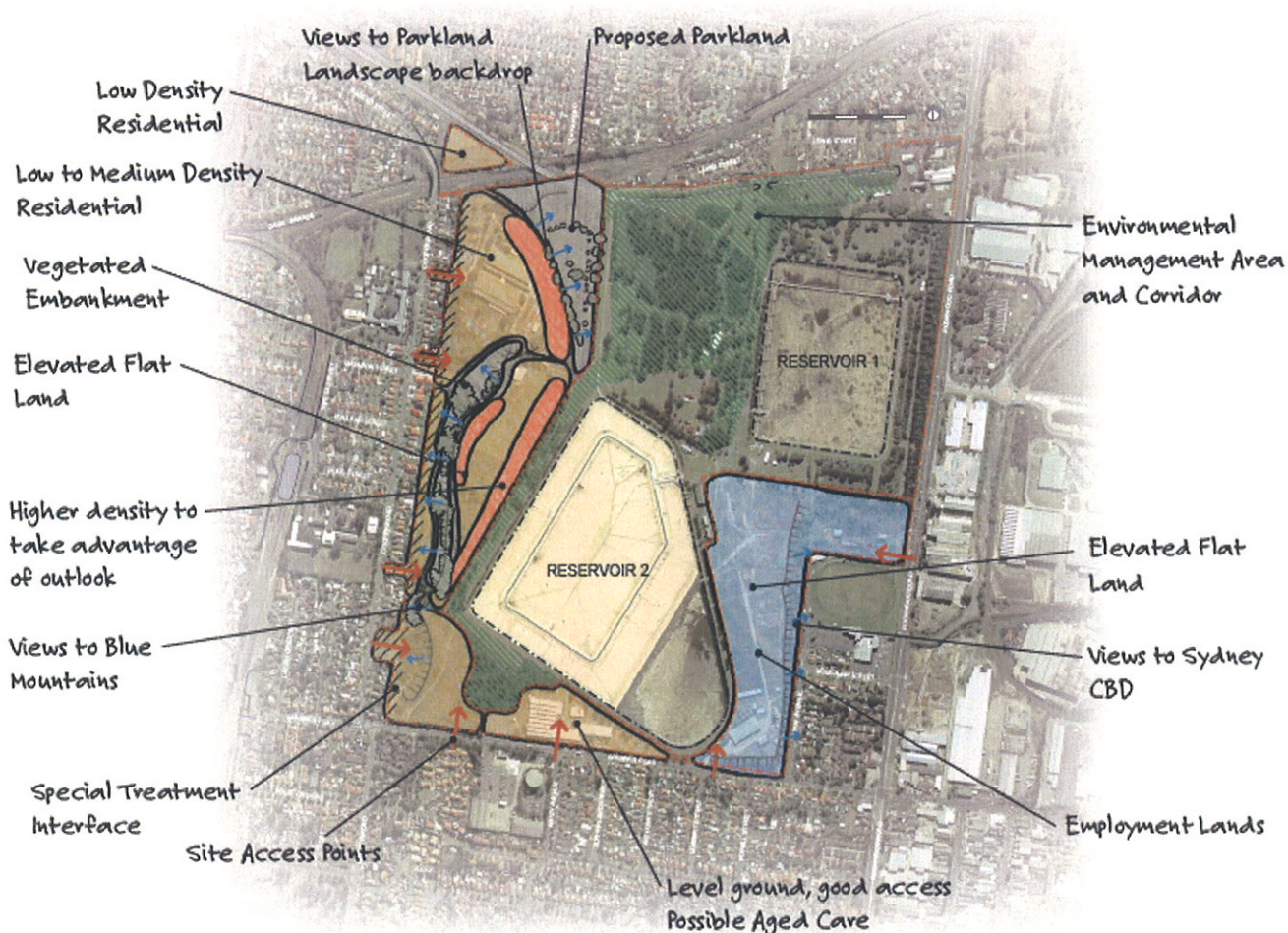
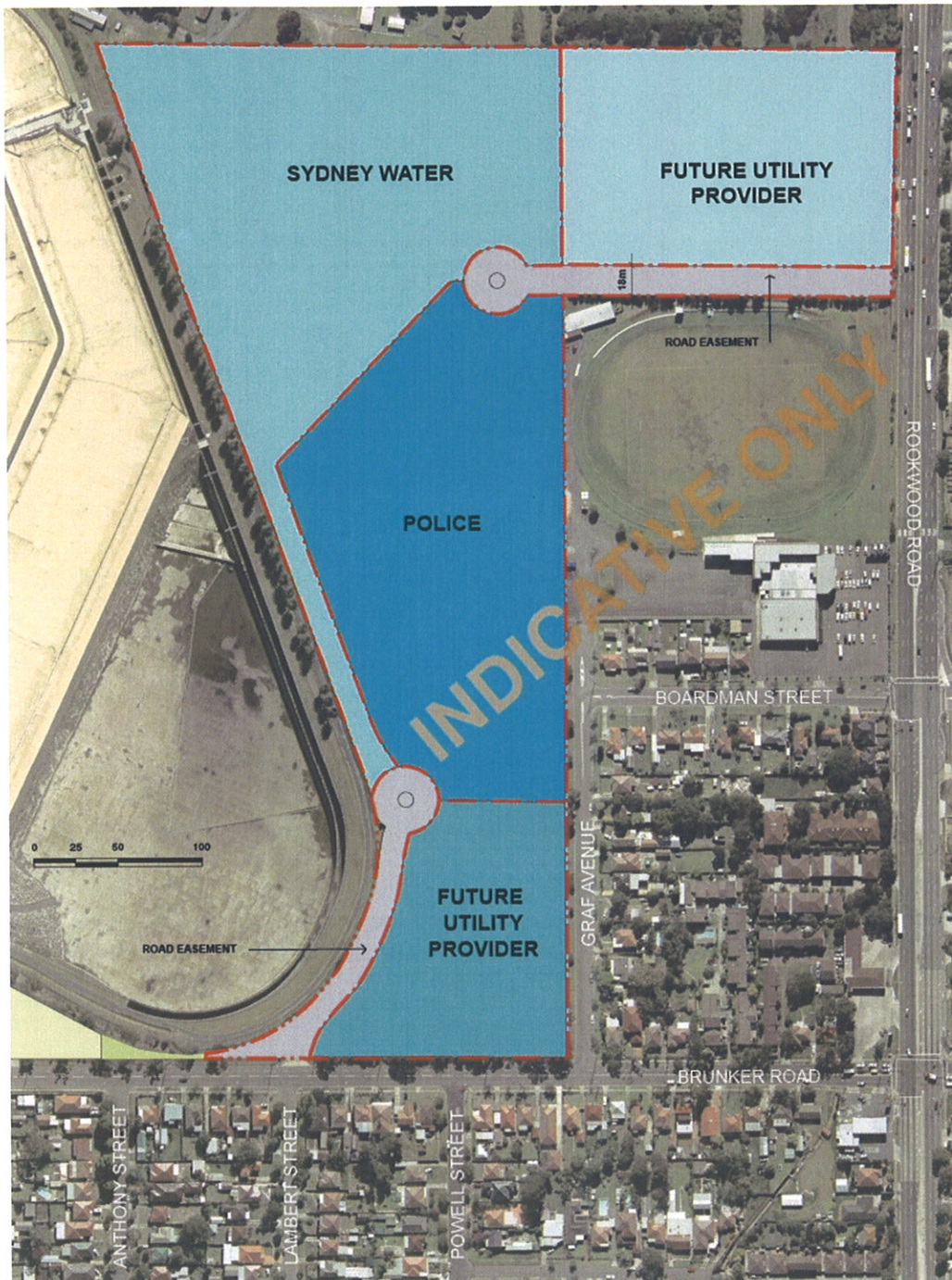


FIGURE 2: Indicative location for the Police Facility and access arrangements



Potts Hill Eastern Precinct Subdivision

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ALBY JACK-CUTLER 01 January 2021