



20 March, 2008

Mr Jason Perica
Executive Director
Strategic Sites and Urban Renewals
Department of Planning
GPO Box 39, SYDNEY 2001

Dear Jason,

**Re: Land at Potts Hill, Bankstown LGA – Request for Director-General's
Environmental Assessment Requirements for proposed Project Applications –
Civil Works – employment and residential lands.**

1. INTRODUCTION

We write to request the Director-General's Environmental Assessment Requirements for a range of proposed Project Applications that will be required for the redevelopment of surplus land at the Potts Hill Reservoirs site.

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, and also sought authorisation that the proposed mixed use scheme comprising residential, employment and recreational uses was a proposal 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.

A Project Outline and Preliminary Assessment were submitted to the Department in September, 2007.

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





You will recall that the Project Outline and Preliminary Assessment for the Potts Hill redevelopment flagged the potential for future Project Applications to be lodged under Part 3A for a range of civil work activities including; subdivision, soil remediation, bulk earthworks, and infrastructure (roads and drainage, etc) for both the employment and residential components of the Potts Hill redevelopment.

Landcom and Sydney Water are progressing with the master planning for the site, and have identified preliminary works that are required to enable site redevelopment.

It is expected that the first project applications will be forthcoming on the eastern precinct employment land, followed by applications on the western predominantly residential precinct.

3. PROPOSED PROJECT APPLICATIONS

The proposed project applications are outlined in the following Table.

Precincts	Project Applications
Eastern Precinct - Employment land	<p>Subdivision – subdivision will be necessary to enable excision of the surplus land from the current Potts Hill site; and to create lots that are capable of being developed for the various Government uses currently envisaged for the employment land.</p> <p>Soil remediation – due to past use of the site, there are some known areas of soil contamination that will require remediation. It is expected that minor amounts of contaminated spoil will need to be transported off-site for disposal at a licensed landfill.</p> <p>Bulk Earthworks – to enable urban development, there will need to be earthworks carried out on the site to address the current topography and geotechnical conditions arising from the original construction of the Reservoirs. Likely earthworks include top soil removal and stockpiling, cut and fill, compaction, and land remodelling. At this stage it is not expected that there will be any export of spoil from the site resulting from bulk earthworks.</p> <p>Infrastructure – following remediation and bulk earthworks, site infrastructure comprising internal roads and drainage works, installation of water and sewerage, power and gas services will be necessary prior to building construction.</p>





Precincts	Project Applications
Western Precinct - predominantly Residential	<p>Subdivision – subdivision will be necessary to enable excision of the surplus land from the current Potts Hill site; to create super lots for staged redevelopment of the residential area, and to create any public open space that is likely to be offered to Council as a land dedication. Subdivision applications for individual allotments for dwellings will follow thereafter.</p> <p>Soil remediation – due to past use of the site, there are some known areas of soil contamination that will require remediation. It is expected that minor amounts of contaminated spoil will need to be transported off-site for disposal at a licensed landfill.</p> <p>Bulk Earthworks – to enable urban development, there will need to be earthworks carried out on the site to address the current topography and geotechnical conditions arising from the original construction of the Reservoirs. Likely earthworks include top soil removal and stockpiling, cut and fill, compaction, and land remodelling. At this stage it is not expected that there will be any export of spoil from the site.</p> <p>Infrastructure – following remediation and bulk earthworks, site infrastructure comprising internal roads and drainage works, installation of water and sewerage, power and gas services will be necessary, prior to building construction.</p>

We would be grateful if you could identify the issues to be addressed in future Project Applications for each of the activities set out above for the eastern and western precinct.

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

Yours sincerely,

Camille Abbott
Development Director

