



NEWS RELEASE
The Hon. Kristina Keneally MP
Member for Heffron
Minister for Planning
Minister for Redfern Waterloo

Saturday 2 May, 2009

NEW RESIDENTIAL AND BUSINESS PARK DEVELOPMENT TO DELIVER JOBS AND HOUSING IN WESTERN SYDNEY

Planning Minister, Kristina Keneally, has approved a **\$287 million concept plan** for the redevelopment of the Potts Hill Reservoirs Site. The plan will deliver around **1000 jobs in Western Sydney**.

About 40 hectares of the site, which is surplus to Sydney Water's needs, will be redeveloped to deliver **more than 400 new homes, a new business park and three separate open space areas**.

"This is a major investment which will deliver jobs and housing in Western Sydney," Ms Keneally said.

"The State Government is determined to boost job numbers, deliver jobs close to home and increase housing supply, and this project fits the bill on all three accounts.

"Under the approved concept plan, 19.9 hectares of the site will be developed for residential purposes, delivering **230 detached or semi-detached dwellings and 180 apartments**.

"A further 15.7 hectares of the site will be developed as a business park to provide long term employment for 800-900 people, while construction of the project will create around 150 jobs.

"The remaining four hectares of the site will be taken up by three separate areas of public open space."

Ms Keneally said the concept plan will deliver more local infrastructure, and will take into account local environmental and heritage issues.

"The plan will deliver a boost in local infrastructure such as pedestrian paths, cycle paths, intersection improvements and more public open space," Ms Keneally said.

"More than five hectares of land containing Endangered Ecological Communities will be protected. Any loss of vegetation on the site as a result of the development will be offset under an agreement entered into with the Department of Environment and Climate Change.

"And a heritage interpretation strategy will be prepared to explore how the site's history can be incorporated into residential precinct."

Water Minister, Phil Costa, said Sydney Water will retain 79 hectares needed for the Potts Hill Reservoir and will also construct a \$45 million state-of-the-art field office within the new business park.

"A further 250 construction jobs will be created when works starts on this project early next year," Mr Costa said.

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“As well as new construction jobs, the number of Sydney Water operational staff based on site will increase by 115 to around 450.

“This is a boost for both local employment and the construction industry in Western Sydney.”

Member for Auburn, Barbara Perry, said that the approval was a big win for the local community.

“This development is good news for the area, helping boost local jobs creation,” Ms Perry said.

“The construction of new, affordable homes will help local families and I am pleased that efforts are being made to conserve local heritage.”

Ms Keneally said that approval of the concept plan, in conjunction with the concurrent State Significant Site proposal to appropriately rezone the land, establishes a broad planning framework for the site.

To allow construction to go ahead, further project applications will need to be lodged and approved. Ms Keneally has imposed a number of strict requirements that will need to be adhered to during this process, including for:

- Environmental and vegetation management;
- Construction, traffic and stormwater impacts;
- Heritage conservation and interpretation;
- The provision of affordable housing; and
- Built form design for both the residential and business park elements of the development.

Initial site works are already underway at Potts Hill, with major construction expected to start in late 2010.

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