

Issue 4, July 2009

Welcome to the latest edition of the Potts Hill newsletter. In this issue, read about the approval of the Potts Hill Concept Plan, current construction works on site and some of the heritage features of the new development.

Potts Hill Concept Plan approval

On 27 April 2009, the NSW Minister for Planning approved the Potts Hill Concept Plan. The Potts Hill Concept Plan provides an overall layout for the redevelopment at Potts Hill. It shows which parts of the site will be redeveloped into residential areas, business park and open space, and which areas will be kept by Sydney Water for their operations.

Some of the key features of the redevelopment include:

- New housing – a variety of housing types will be provided for up to 1,200 new residents, including medium density and single houses.
- Employment opportunities – a 15 hectare business park will provide jobs for 800–900 people including Sydney Water employees.

- New parks – new parks and open space for the public will be located throughout the residential area.
- Infrastructure improvements – new pedestrian paths, cycleways, parks and intersection improvements will be provided.

Details of the Concept Plan approval can be found in the 'major projects' section of the Department of Planning's website, www.planning.nsw.gov.au.

Next steps in the planning process

Now that the Potts Hill Concept Plan is approved, Landcom will prepare a project application and more detailed plans for the proposed residential development on the western side of the Potts Hill site.

The plans will show the proposed layout for new roads, housing lots, parks and other infrastructure within the new residential development. Landcom will also address issues such as environmental management, construction methods, traffic and stormwater impacts, heritage and affordable housing.

Once finalised, the project application and detailed plans will go on public display for review and comment. Landcom will review and consider issues raised in public submissions before submitting the plans to the Department of Planning for assessment.

Landcom will keep the community up to date with the plans through future editions of this newsletter.

Canary Island Palms at Potts Hill have been transplanted to help landscape the new business park.

Palm relocation – protecting our heritage

Residents that live near the Potts Hill Reservoir site would be familiar with the Canary Island Palms that are found on the site. These palms are an important part of the unique heritage of the area.

Sydney Water and Landcom have enlisted the help of experts to relocate some of the palms within the site to help landscape the new Potts Hill business park.

During April, arborists relocated six mature palms to a new location next to Reservoir Two. Another 12 palms have been excavated, cleaned and potted into bags, ready to be transplanted. The palms were tested to ensure they were free of disease before being relocated.





Sydney Water's new field headquarters is taking shape and will be completed by the end of this year.

Potts Hill Business Park construction update

Road works

As part of the Potts Hill site redevelopment, service connections at the new intersections on Bruncker Road and Rookwood Road are planned in the coming weeks.

The works will involve the connection to existing services located on Bruncker Road and Rookwood Road, including water, sewer, electricity, gas and communications services.

These works will require some changes to traffic, such as temporary lane closures and diversions. It is planned that impacts on the local residents and community will be kept to a minimum, however, some works will be conducted at night to minimise disruption to commuters. This will be managed through a co-ordinated traffic management plan as required by utility authorities.

The site works will be undertaken progressively over a period of approximately three months until October 2009.

If you have any questions or concerns regarding the works, please call the Potts Hill community information line on 1800 768 226.

Embankment works

As part of the construction of the new business park at Potts Hill, Landcom's contractors have also been doing some earthworks along the edge of the site embankment, adjacent to Graf Avenue. These works are to test the make-up and condition of the soil and are expected to take around four months to complete. A sewer main has also been constructed at the base of the embankment. Landcom will then re-establish parts of the embankment with new landscaping and a new fence.

Sydney Water field headquarters

Construction works on the eastern side of the Potts Hill site are progressing for Sydney Water's new field headquarters. The new headquarters will replace all of the existing facilities spread across the Potts Hill site and some activities presently conducted at Guildford. Over the coming months, Sydney Water's new office and warehouse buildings will continue to take shape as the walls and roofing are completed.

Sydney Water expects that construction of the new field headquarters will be completed by the end of 2009. Once completed, the new facilities will provide an office and warehouse for up to about 450 Sydney Water staff, as well as car parking and landscaped areas.

Want more information?

Please contact us if you would like more information on the Potts Hill project:

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For an Arabic or Vietnamese version of this newsletter call the information line.

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Cooper Road consultation

During April, Landcom contacted residents of Cooper Road about design options for the border between existing properties and the proposed new residential development.

Landcom thanks all residents who participated in the consultation process. Residents gave feedback on issues such as privacy, security, traffic and environmental impacts. Landcom will use this feedback to help prepare detailed plans for the residential development. To find out more about consultation, please call the Potts Hill community information line on 1800 768 226.