



Hon Tony Kelly MLC
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MEDIA RELEASE

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HOUSING SUPPLY AND AFFORDABILITY BOOST FOR SYDNEY'S WEST

The NSW Government has approved a \$31.6 million residential subdivision at Potts Hill that will boost housing supply and affordability in Sydney's west.

Minister for Planning, Tony Kelly, said the Landcom project will deliver 450 new homes, create more than 1,100 construction jobs and establish more than five hectares of public open space in the Western Residential Precinct of the Potts Hill Reservoir site.

"Development of the 23-hectare site will play an important part in meeting the housing and employment targets outlined in the Government's Metropolitan Strategy, which identifies the need for an additional 4,600 homes and 6,000 jobs in Bankstown by 2031," the Minister said.

Member for Auburn, Barbara Perry, said the site is also located close to Birrong railway station and two local public high schools.

"This means the development is in keeping with the NSW Government's policy of delivering urban renewal close to existing transport and other infrastructure," Ms Perry said.

The approval allows for:

- **A three-staged subdivision on 12.5 hectares of the site with capacity for 239 low-density dwellings and 211 medium-density dwellings/apartments;**
- **5.25 hectares of public open space, one hectare more than what was approved under the existing concept plan, consisting of four separate parks to be dedicated to Bankstown City Council; and**
- **Construction of roads, cycleways, public domain facilities and other associated infrastructure such as stormwater management – all to be dedicated to Council.**

Mr Kelly said the majority of the detached dwellings on the site will be constructed in accordance with the NSW Housing Code.

"These homes will be delivered through a 10-day checklist style approval, without the need for a development application to be lodged with Council, saving home owners valuable time and thousands of dollars."

A total of **49 conditions** have been imposed on the project including:

- \$300,000 in contributions to be paid to Bankstown City Council for provision of local infrastructure;
- Requirement of a Construction Traffic Management Plan to be prepared by Landcom and approved by Bankstown City Council and three external access roads and a number of other traffic improvement works will be undertaken as part of the development;
- Details of stormwater and drainage design to be provided to Council for approval prior to construction commencing; and
- No infrastructure works to be allowed within the environmental conservation area previously agreed with the Department of Environment, Climate Change and Water as part of the concept plan approval.