



**SITE REMEDIATION AND CONSTRUCTION OF
INFRASTRUCTURE FOR THE DEFENCE SITE AT
RANDWICK BARRACKS, SYDNEY
NSW**

**STATEMENT OF EVIDENCE AND SUPPORTING PLANS FOR
PRESENTATION TO THE
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

**DEPARTMENT OF DEFENCE
CANBERRA ACT
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TABLE OF CONTENTS

IDENTIFICATION OF THE NEED	3
OBJECTIVES.....	3
HISTORICAL BACKGROUND.....	3
THE NEED	5
OPTIONS CONSIDERED	6
TECHNICAL INFORMATION	8
SCOPE OF WORK.....	8
REMEDICATION OF CONTAMINATED LAND AND BUILDINGS	8
CLEARING AND REMOVAL OF VEGETATION.....	8
DEMOLITION AND REMOVAL OF ABOVE GROUND STRUCTURES AND FOUNDATIONS	8
EARTHWORKS, RE-CONTOURING OF THE SITE AND LANDSCAPING	9
CONSTRUCTION OF A SPORTING OVAL, STORMWATER DETENTION AND ALTERATION TO FACILITIES.....	9
RANDWICK ENVIRONMENTAL PARK	9
CONSTRUCTION OF A NEW COMMUNITY FACILITY	10
INFRASTRUCTURE WORKS	10
WORKS FOR ARMY	11
SITE DESCRIPTION	11
ZONING AND APPROVALS.....	11
LAND ACQUISITION.....	11
DESIGN	11
DESIGN STANDARDS.....	11
DESIGN PHILOSOPHY	12
PHILOSOPHY ADOPTED FOR THE DESIGN OF THE FIRE PROTECTION SYSTEM.....	12
PHILOSOPHY ADOPTED FOR ENERGY MANAGEMENT AND LIGHTING.....	13
PHILOSOPHY ADOPTED FOR PRECAUTIONS AGAINST LEGIONELLA.....	13
DESIGN FEATURES	13
ACOUSTICS.....	14
PUBLIC DOMAIN.....	14
ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS	15
COST OF WORKS.....	15
CONSTRUCTION WORKFORCE	15
TIMINGS	15
HOURS OF WORK.....	15
ENVIRONMENTAL IMPLICATIONS	16
HERITAGE CONSIDERATIONS.....	16
CONSULTATION WITH EXTERNAL AUTHORITIES	17
PROJECT DELIVERY.....	18
CONSTRUCTION PROGRAM	18

Attachments

1. Location Plan
2. Master Plan
3. Community Facility Design Drawings
4. Extent of Contamination

IDENTIFICATION OF THE NEED

Objectives

1. The Department of Defence intends to prepare the former Navy Stores Depot, Randwick, NSW, for disposal by remediating the contaminated areas of the site and constructing or augmenting trunk infrastructure suitable for future residential development, to achieve a higher nett revenue return.
2. Located between Bundock and Avoca Streets, as illustrated at **Attachments 1 and 2**, this 49ha site will be excised from the Defence Property to leave Randwick Army Barracks on the remaining 20ha site. The site was identified as surplus in the Strategic Plan for Defence Estate following the implementation of the Defence Logistics Redevelopment Project.
3. Subject to Government approval, Defence proposes to expend funds on a remediation and 'value adding' process to achieve a significantly higher sale revenue return than would be possible if the land is sold in its unimproved state. The works proposed to be undertaken in this process include site clearance, site decontamination, road construction and infrastructure augmentation or upgrade. It is intended to fund the project beyond the 2002/03 financial year from the revenue from land sales rather than from within the Defence budget.
4. Some associated work will be required in the retained Army Barracks area to construct replacement facilities for Army units displaced from the disposal site. There is also a proposed new entry precinct for the retained Army Barracks, to be funded from the Defence Capital Works program, but managed as an element of this Remediation/Infrastructure project.
5. The timeframe for the Remediation/Infrastructure Project is to commence works in 2003, and complete the disposal process not later than 2006 in order to achieve the annual revenue returns reported to Government. A Government requirement is that an Interdepartmental Committee oversee and monitor the Defence Property Disposal Program for 2002-03 and that land is to be disposed of in accordance with the strategies developed for each of the properties.

Historical background

6. The Church and Schools Land Corporation originally owned the site, and in 1891 occupation of the land was granted to the Musketry Office. The Randwick Rifle Range was constructed there in 1891, for use by the Musketry Office, Rifle Reserve Companies and Defence Force Rifle Clubs. On Federation in 1901, the land was transferred to the Commonwealth. The site has historic significance through its long association with Defence as a rifle range, as an instructional centre and as a major logistics support area.

7. In 1990 the Defence Logistics Redevelopment Project was initiated to fundamentally reform Defence's tri-service logistics and supply functions. This six year program consolidated military warehousing facilities throughout the Sydney metropolitan area, which had previously been operated independently by each of the services, into one joint service warehouse facility at Moorebank in Western Sydney. The works necessary to achieve this consolidation were conducted under the *Defence National Storage and Distribution Centre Project* (PWC's 12th Report of 1992).

8. This reform resulted in the closure of a significant portion of the former Navy Stores complex at Bundock Street, Randwick, and other large storage depots such as Zetland, Rydalmere, Leichhardt and Regents Park. These properties were deemed to be excess to Defence's requirements, and have now been sold, or are in the process of disposal. The remaining portion of the Defence Land at Randwick will continue to be occupied by Defence for the foreseeable future.

9. In April 1997, following a detailed site analysis and community consultation process conducted in 1996 and 1997, a rezoning application was lodged with the Randwick City Council to permit the sale of the surplus land for residential use. The Council did not progress the matter due to unresolved aircraft noise issues resulting from the reopening of the Sydney Airport's east-west runway.

10. In June 1998, a new Local Environmental Plan permitted residential uses within the Defence Special Uses zone, including multi-unit housing. Two development applications reflecting the permissible uses were lodged in October 1999 for 661 residential allotments but were not considered by Council within the prescribed timeframe. An appeal was lodged to the NSW Land and Environment Court in January 2000, however during determination, the Council had the State Government endorse an amendment to its Local Environmental Plan to state that a master plan must be prepared for the site.

11. In response, master plans were submitted to Randwick City Council in August 2000. Council's acceptance of these plans was predicated on significant amendments, acceptance of which would have significantly depreciated the potential value of the site. As a result, Defence persisted with litigation. The Court rejected Defence's appeals in April 2001 and Defence initiated a consultation program with Council to resolve the outstanding issues, which included built form controls, open space, buffer zones and site remediation.

12. Following extensive consultation with Council addressing an increase in development density and additional funding for the embellishment of open space for public use, Council adopted a new master plan for the site on 13 November 2001 which resulted in an increased site value. A copy of the adopted master plan is at **Attachment 2**.

13. During the master planning process, an agreement was reached between Defence and the Council to provide assurance that certain components identified in the master plan would be provided to a certain level of specification and within a certain time frame.

14. The agreement between the Randwick City Council and Defence covered:

- (a) the submission, by Defence, of Development Applications for the subdivision of the disposal precinct and for the construction of a new community facility;
- (b) the construction, by Defence, of the community facility and its transfer, at no cost, to Council by November 2003;
- (c) the preparation, by Defence, of a Plan of Management and a Bushland Regeneration Plan for the Randwick Environmental Park;
- (d) the embellishment, by Defence, of the Randwick Environmental Park, at a cost of up to \$1.0m, by November 2003 and the provision of a one-off payment of \$2.5m towards the management and maintenance of the Park for the next 19 years;
- (e) construction, by Defence, of the Army oval in accordance with the NOI prior to the development of any land dependent upon its secondary role as a stormwater detention basin;
- (f) remediation works, by Defence, in accordance with the master plan and Notice of Intent; and
- (g) Council proceeding to expeditiously rezone the site and undertaking to issue development consent(s) in accordance with the agreed master plan.

15. With the adoption of the master plan, Defence is proceeding to submit Development Applications to allow the works to proceed.

16. In order to meet commitments made to the Randwick Council, and to achieve the projected 2002-03 revenue forecasts, Defence sought and received PWC agreement to undertake a \$4.6m medium work to remediate a discrete portion of the surplus area, ahead of the main project.

The Need

17. Defence is required to:
- (a) Decontaminate and remediate the site to a level suitable for public use;
 - (b) Meet the identified commitments to Randwick City Council; and
 - (c) Optimise the returns to revenue from the sale of land.
18. The work to meet the need comprises:
- (a) demolition of remaining structures and the clearing of vegetation as necessary to undertake other works;
 - (b) site decontamination;
 - (c) remediation of the site to allow residential usage;
 - (d) construction or augmentation of trunk infrastructure (including drainage, roads of access and internal roads, sewers, mains water, mains power and telecommunications) allowing the site to be sold in a number of sub-developed 'super lots' or groups of lots;

- (e) construction of a new Army oval following the relocation of Energy Australia's high voltage cables;
 - (f) the embellishment of a storm water detention basin in Randwick Environmental Park;
 - (g) construction of a new community facility for the City of Randwick; and
 - (h) various works to the Defence retained portion of Randwick Barracks.
19. Defence has forecast to Government a revenue target based on the land being decontaminated and enhanced and subsequently disposed of in stages.

Options considered

20. Three options were considered in the development of this proposal:
- (a) Do Nothing: Leave the site as is;
 - (b) Dispose of the land without value adding: Complete remediation and work commitments to Randwick Council; and
 - (c) Dispose of the land after value adding: Complete remediation, work commitments to Randwick Council and site enhancement.

Option One- Do Nothing

21. The consequences are:
- (a) A large parcel of land surplus to current and foreseeable future requirements, close to the centre of Sydney, would not be put to its best use;
 - (b) The overall condition of the site would be expected to deteriorate over time resulting in a poor visual impact to the surrounding environment;
 - (c) The age of many of the buildings exceeds 50 years, they have no heritage significance and many have passed or are rapidly approaching the end of their economic life and pose an ongoing maintenance cost;
 - (d) Defence cannot meet the regulatory requirements of the NSW Dangerous Goods Regulations, including the removal of the underground storage tanks no longer used, and the environmental and human health risks posed by hazardous building materials, in particular asbestos;
 - (e) Defence will have a costly ongoing security and maintenance requirement;
 - (f) The public will be denied access to the proposed open space and recreational opportunities afforded by the Randwick Environmental Park; and
 - (g) The Commonwealth would not realise the forecast revenue returns from sale of land.

Option Two- Disposal Without Value Adding

22. The consequences are:

- (a) Surplus, unsafe or contaminated buildings are demolished, contaminated land is remediated and hazardous materials are removed prior to disposal;
- (b) Commitments to Randwick Council are met by constructing a new Community Facility and Randwick Environmental Park;
- (c) Achieves a relatively small return for the investment in the works; and
- (d) The Commonwealth would not realise the forecast revenue returns.

Option Three- Disposal After Value Adding

23. The consequences are:

- (a) Surplus, unsafe or contaminated buildings are demolished, contaminated land is remediated and hazardous materials are removed prior to disposal;
- (b) Commitments to Randwick Council are met by constructing a new Community Facilities and the Randwick Environmental Park;
- (c) It provides the basic trunk infrastructure necessary to enhance the site to achieve a higher disposal value; and
- (d) The Commonwealth realises the forecast revenue.

Conclusion

24. The former Navy Stores Depot site is surplus to Defence requirements and should be disposed of after completion of the remediation work to remove unsightly structures, the decontamination of affected areas and the provision of infrastructure. Defence has also made commitments to provide community facilities on the remediated site for the benefit of the local community.

25. The site is well located for residential development being in the eastern suburbs of Sydney, 7.5 kms from the Central Business District, close to major health and educational institutions including the University of NSW. It is also within reasonable proximity to Sydney Airport, Port Botany, the industrial areas of Botany and South Sydney.

26. As one of the most sought after residential locations in Sydney, it is expected that the property would command a high value as improved land and therefore provides a unique opportunity for the Commonwealth to not only recoup the site remediation and community facilities construction costs, but to obtain a greater revenue return.

27. Option One, to do nothing, is not practicable considering the condition of the site, its potential disposal value and the commitments made to Randwick Council. Option Two is the minimum amount of work that Defence must undertake prior to disposal to satisfy OH&S/environmental requirements and meet commitments made to Randwick City Council, but would not provide the revenue return as forecast to Government for this property.

28. Option Three is the recommended option as it meets all requirements and provides the revenue returns forecast for the property.

TECHNICAL INFORMATION

SCOPE OF WORK

Remediation of Contaminated Land and Buildings

29. The remediation of areas of land contaminated as a result of past Defence activities and the removal of hazardous materials will ensure contaminated substances do not pose any adverse future health and/or environmental risks.

30. Limited remediation works have progressed on the site with the demolition of a number of asbestos sheet clad buildings. Ultimately, the remediation of all land contaminated as a result of past Defence activities will be required, including the removal of hazardous materials. The remediation of contaminated land is required to ensure contaminated substances do not pose any adverse future health and/or environmental risks to future users of the site. The predominant contamination on site is asbestos cement sheeting.

31. It is intended that the site will be remediated to a standard suitable for the proposed land use. Certification of the land for its proposed use will be provided by a NSW Environmental Protection Authority accredited Site Auditor.

Clearing and Removal of Vegetation

32. These works will comprise the clearing and removal of vegetation from the site that is essential to permit the completion of the other proposed actions.

Demolition and Removal of Above Ground Structures and Foundations

33. These works will comprise the demolition and removal of other surplus buildings, the removal of concrete slabs that remain following the demolition of buildings, the removal of redundant services and other improvements. Demolition is required :

- (a) to permit the remediation of the site;
- (b) to remove hazardous building materials;
- (c) where buildings are at or past the end of their economical life; or
- (d) to remove buildings that do not meet current building or OH&S standards, and cannot be economically or practically upgraded.

34. The general scope of works will require:

- (a) completion of all works required to prepare the structures for demolition;
- (b) demolition of buildings and structures;

- (c) removal and off-site disposal of all scrap metal, concrete, brick, rubbish and timber;
- (d) removal of all underlying concrete slabs, roadways and other paved areas and the on-site stockpiling of concrete for crushing and reuse; and
- (e) removal of all redundant services.

Earthworks, Re-Contouring of the Site and Landscaping

35. These works will comprise:

- (a) geotechnical remediation comprising compaction of uncontrolled fill areas;
- (b) localised filling and re-contouring to achieve near original grades and landform. This includes filling of areas previously remediated (where backfilling has not been completed) and areas where compaction is to occur; and
- (c) landscaping of the areas affected by the earthworks.

Construction of a Sporting Oval, Stormwater Detention and Alteration to Facilities

36. The Department of Defence proposes to construct a new sports oval on Army land as shown on **Attachment 2**. The oval will remain under the control of the Army for use by service personnel, although Army may permit the public to use the oval for active recreational activities, subject to operational needs. The oval will be fringed by areas landscaped for passive recreational use, and will form a significant, visually attractive backdrop for development on the Site.

37. The new oval is also designed to function as a stormwater detention basin to manage stormwater from the surrounding catchment areas and so must be constructed prior to any development of the disposal precinct that is to drain into the oval. The excavation for the new oval is also required to provide an onsite source of clean borrow material for use in other developments on the site. It will replace two existing ovals that are in the area planned for disposal.

Randwick Environmental Park

38. The land identified as the Randwick Environmental Park and illustrated at **Attachment 2** is to be development and used as a park in accordance with a Plan of Management to be prepared by Defence and adopted by Randwick City Council. Upon completion of the works, the Randwick Environmental Park will be dedicated to Council.

39. The Randwick Environmental Park has been designed to enhance and protect an area of conservation significance on the eastern part of the site, and to provide passive recreation opportunities for the public. A Development Application outlining the proposal for the Randwick Environmental Park was lodged with Randwick City Council in August 2002 for:

- (a) the establishment of the Randwick Environmental Park, having an area of approximately 13.1 hectares;
- (b) the landscaping of passive recreation areas and the area to the south of the detention basin;
- (c) the construction of pedestrian pathways/cycleways through the Randwick Environmental Park;
- (d) the installation of furniture, including BBQ picnic shelters, fencing and interpretive signage within the Randwick Environmental Park;
- (e) the installation of permanent and temporary protective fencing of significant vegetation within the Park;
- (f) the construction of a timber bridge over a drain; and
- (g) the construction of timber viewing platforms in various locations overlooking the wetland area.

Construction of A New Community Facility

40. The existing Randwick Community Centre occupies a number of former Naval Stores administrative buildings and is heavily used by the local community. The Centre was however constructed on a site that is contaminated with heavy metals, hydrocarbons, asbestos shards and lead paint flakes, while the buildings contain asbestos. These buildings are dysfunctional, are at the end of their economic life and are poorly situated in respect of the proposed land use.

41. An element of the agreement reached with the Randwick City Council was a commitment that Defence would demolish this facility and construct a new community facility. This will consist of a childcare centre and daycare centre, a multipurpose community centre and a day respite centre. Landscaping has been designed to create a flexible grassed open space fringed with mass boundary planting which will incorporate shared pedestrian/cycle path, a children's play area, and a BBQ area.

42. On completion, ownership and management responsibilities of the facility will pass to the Randwick City Council. The provision of the community facility and the park, and their transfer to Council, will represent a considerable material public benefit for all future residential development and the local community in accordance with the master plan. Sketch plans for this facility are at **Attachment 3**.

Infrastructure Works

43. The existing trunk infrastructure is incapable of servicing residential development within the disposal precinct. The proposed infrastructure works comprise the relocation of sewer and stormwater mains, the relocation of high voltage electricity cables, the construction or augmentation of roads, water, power and communication services, and construction of public domain elements such as the environmental park, street tree planting, bicycle paths, and street furniture.

Works for Army

44. As a response to revised security requirements, a new entry precinct is also to be built. This entry precinct will be accessed off the main road to the disposal precinct from Avoca Street. The facility is intended to provide an office complex to accommodate area management staff, a reception / service centre for external contractors and members of the public, and the capability to regulate and manage physical and information security for the barracks. The proposed facilities will be funded from the Defence Capital Works Program, rather than from the proceeds of sales, but will be managed by the Remediation Project.

45. Associated works are required to relocate 19 Chief Engineer Works, Headquarters 1st Commando Regiment, Deployed Force Support Unit and Headquarters 9th Force Support Battalion. These projects are being progressed as elements of the Defence Capital Works Program.

SITE DESCRIPTION

Address	Bundock and Avoca Streets, Randwick	Local Government	Randwick City Council
Areas			
Defence Land	68.6 ha total	Federal Electorate	Kingsford Smith (the Hon Laurie Brereton ALP)
Surplus Site	48.9 ha made up of:		
Disposal Precinct	35.5 ha	State Electorate	Maroubra (the Hon Bob Carr ALP)
Community Site	0.3 ha		
Environmental Park	13.1 ha		
Title Reference	Lots 11 to 18 DP 1042814. Lot 12 is the portion of Randwick Barracks that is to be retained by Defence.	Current Zoning of whole site and future zoning of Lot 12:	5 Special Uses
		Future Zoning of Disposal Precinct:	2d Residential, Open Space and Environment Protection

Zoning and Approvals

46. The site is currently zoned *5 Special Uses* however application has been made to the Randwick City Council for the re-zoning of Lots 11,13, 14, 16 and 17 of DP 1042814 as *2d Residential Open Space and Environment Protection*.

Land Acquisition

47. There is no requirement to acquire any additional land.

DESIGN

Design Standards

48. Where appropriate, the design of new facilities will conform to the relevant sections of:

- (a) Building Code of Australia;
- (b) relevant Australian Standards and Codes;
- (c) Occupational Health and Safety Act, 1991;
- (d) Defence Manual of Fire Protection Engineering;
- (e) Defence Security Manual;
- (f) Environment Protection and Biodiversity Conservation Act 1999; and
- (g) Workplace Health and Safety Act and Regulations.

Design Philosophy

49. The general philosophy to be adopted with the design of new facilities shall incorporate the following considerations:

- (a) the provision of cost effective and utilitarian facilities of energy efficient design suitable for the climate conditions, and of a style sympathetic with other facilities at Randwick Barracks;
- (b) the adoption of conventional construction techniques and materials; and
- (c) through life costs must be considered during design and in the selection of plant and materials.

50. The design, structure, servicing and siting of buildings and services will ensure that future expansion is possible. Each sub-element of the facility should have the capacity for future expansion. This is of particular importance in sizing and terminating in-ground services. Mechanical plant should have spare capacity built in when newly installed, be modular and have a multiple control approach, to ensure flexibility.

Philosophy Adopted for the Design of the Fire Protection System

51. The following philosophy has been adopted in respect of the design of the fire protection systems:

- (a) all construction and fire protection requirements will, as a minimum, be in accordance with the provisions of the Building Code of Australia, the Defence Manual of Fire Protection Engineering and all other applicable Codes and Standards;
- (b) Defence will require certification from a suitably qualified Certifier, that the design and construction meet the requirements of the Building Code of Australia and the Defence Manual of Fire Protection, relevant Codes and Standards and any additional State and Defence requirements;
- (c) any recommended departures from BCA requirements in relation to the project will be technically assessed by Defence specialist fire protection staff. Departures (ensuring an equivalent or higher level of protection than Building Code requirements) will require written approval of the Department of Defence; and

- (d) successful tenderers will be required to produce a Quality Assurance Plan to clearly show how the building Code of Australia, Australian Standards and any additional Defence requirements in relation to fire protection/fire safety will be met and maintained.

Philosophy Adopted for Energy Management and Lighting

52. A key design focus enunciated within Defence policy is improved energy management to ensure ecologically sustainable development and the reduction of greenhouse gas emissions. The design of all power supply, electrical and mechanical equipment will include an assessment of energy use applying life cycle costing techniques and power demand analysis, energy efficiency being a key objective in Defence facility projects.

53. Concept designs are to include an analysis of energy delivery and consumption systems, incorporating an estimate of any additional energy consumption and costs that are expected to result from the implementation of the concepts. If agreed by the Randwick City Council, facilities will incorporate building management systems, metering and other provisions to measure energy use and to allow regular energy audits.

54. To reduce energy consumption and consequential greenhouse gas emissions, lighting is to be controlled, where possible, by photoelectric switches in conjunction with time switch schedules. This is to include provision of personal sensor controlled lighting to intermittently occupied areas. Lamps are to be high efficiency fluorescent, compact fluorescent or discharge types. External lighting is to be designed to minimise glare and colour distortion. Where appropriate, time switches are to be installed at airconditioner controls to reduce running costs when premises are unoccupied.

Philosophy Adopted for Precautions Against Legionella

55. If air cooled air-conditioning systems are proposed, no specific precautions against the legionella bacillus are considered necessary. If, however, other forms of air-conditioning plant are envisaged, design must take cognisance of the risk of legionella bacillus. Potable water would be below the temperature range where legionella can breed to levels affecting health.

Design Features

56. The design, structure, servicing and siting of the building is to ensure that future expansion is possible.

57. Where appropriate, maximum flexibility is required for most internal office accommodation facilities. Except where the need for security or noise reduction dictates otherwise, minimum use is to be made of structural internal walls or columns.

58. In general terms, internal walls in office areas are to be of demountable partition or workstation type to facilitate economical rearrangement. Building services are to be compatible with this requirement.

59. This project will require:
- (a) the maximum use of existing infrastructure to minimise capital facilities costs;
 - (b) the adoption of conventional construction techniques and materials, commonly used by the construction industry in an urban environment, with due regard given to climatic conditions;
 - (c) the utilisation of readily available and durable materials that combine long life with minimum maintenance;
 - (d) sympathy with the existing buildings and precinct; and
 - (e) landscaping and the preservation of the visual environment.
60. The building works and services will be fully fitted out, with all communications, light fittings, partitions, and floor treatments. Furniture and specialist fittings such as play equipment will be provided by others.

Acoustics

61. Sound attenuation is especially important and specific levels, as specified within Australian Standards, will be met.
62. Vibration isolation of mechanical plant and equipment is an associated and essential design consideration and the designers and construction contractors will be required to limit vibration levels to comply with the recommended vibration levels as set out in Australian Standards.

Public Domain

63. All streets required by the master plan are to be capable of accommodating both bicycle and pedestrian movement. Footpaths are to be provided on all streets. Streets are to be designed for pedestrian safety with slow speeds and maximum sight distances. Given that traffic volumes and speeds will be low, cars and bicycles can share carriageways.
64. Notwithstanding this, a cycle network will be provided linking with Council's cycle network in Bundock Lane and Moverly Road.
65. The master plan provides a standardised approach to street materials and street furniture. Concept details of street construction and street furniture are to be submitted with any future development application.
66. Street trees identified in the master plan complement the scale and character of the streets and soften the interface between the future building facades and the road plane.
67. Mainly native species are proposed with some introduced species that reinforce the use, identity and sense of place within a street. Major avenues feature a signature species that will distinguish the streetscape from other places in the Site.

Street trees are evenly spaced responding to the scale of the street and the size of the proposed street tree. Street tree planting is to be spaced to allow for driveway access to individual lots. Driveway access should be shared where possible to minimise interruption to on-street car parking continuity.

69. The master plan requires a series of connected public open spaces providing a venue for local recreation. These spaces are connected by a series of streets providing a comprehensive and integrated public domain.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

Cost of Works

70. The capped budget for this project is \$85.400m in December 2002 prices, based on local cost considerations. This includes management, demolition, site decontamination and remediation, design, construction costs, payments to authorities, agents commissions and fees etc, together with appropriate allowances for contingency.

Construction Workforce

71. Over the remediation construction period of some three years, an average of about eighty people will be directly employed on construction activities. In addition, it is anticipated that construction will generate further job opportunities off-site from design and the supply, manufacture and distribution of components and materials.

72. It is anticipated that significantly more employment will be generated once the construction of domestic accommodation commences.

Timings

73. Subject to Parliamentary approval of the project, early works are planned to be committed in mid 2003, with major design and construction commencing by late 2003. The remediation/infrastructure project should be essentially complete by mid 2006.

Hours of Work

74. All works will be undertaken during normal site working hours in accordance with the Randwick City Council's guidelines for building works. Generally this means site activity can be expected between 7am and 5pm Monday through Friday, and 8am and 5pm Saturdays. It is not expected that any site activity will take place on Sundays.

Environmental Implications

75. The project was the subject of a Notice of Intent, conducted under the *Environment Protection (Impact of Proposals) Act 1974*. The management and construction requirements that flowed from this NOI process, and their relationship with the *Environment Protection and Biodiversity Conservation Act 1999*, has been discussed with Environment Australia.

76. Environment Australia formally reviewed the Notice of Intent, and has advised that neither an Environmental Impact Statement nor a Public Environment Report will be required. As part of the environmental process, Environment Australia provided a number of Recommendations, all of which have been accepted by Defence and will be implemented in the course of the project.

77. Contractors will be required to produce Construction Environmental Management Plans as a contractual obligation, and these procedures will be monitored and audited by an environmental consultant as an element of project management. The Randwick City Council will be advised of the outcome of these management activities on a regular basis.

Contamination

78. Comprehensive and structured contamination studies were undertaken on the Site, consistent with the Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Site, various NSW Environment Protection Authority guidelines for contaminated site assessment and the National Protection Measure Assessment of Site Contamination. Subsequent evaluations have confirmed that the Site can be remediated to the standards appropriate for its proposed uses.

79. Apart from scattered asbestos contamination across a reasonable portion of the site other contaminants have been found in discrete areas, as illustrated on the plan at **Attachment 4**. The contaminants identified on site include heavy metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons, asbestos cement sheeting fragments, slag fragments and metallic wastes.

Heritage Considerations

80. Although this has been a military precinct since colonial times, little remains of any of the original buildings or facilities. The School of Musketry building, constructed in 1898, is generally intact in respect of its original design and is on the Register of the National Estate, as is the Officers' Mess, which is in good condition and which was constructed about 1927. Neither of these buildings is in the disposal precinct, and thus are not affected by the disposal proposal.

81. The construction of the Naval Stores Depot was largely completed in 1944 and 1945, while some minor construction took place until the 1960s. None of these buildings are considered to have any heritage value, although a representative element

of one building will be incorporated into the proposed community facility. The remaining buildings in this area will be demolished.

82. In the course of the conduct of the NOI, a consultant archaeologist and the Aboriginal Sites Officer from the La Perouse Local Aboriginal Land Council undertook an Aboriginal archaeological study. They found no Aboriginal sites on the Site, and considered that the likelihood of archaeological remains on the surface being undetected by the survey was low. They further considered that there was limited potential for undisturbed, artefact-bearing deposits being located below some of the naval stores areas, and there was no potential for undisturbed deposits elsewhere on the Site.

CONSULTATION WITH EXTERNAL AUTHORITIES

83. An intensive process of consultation with the community, Randwick City Council and other stakeholders has been integral to the planning process leading up to the preparation of the initial rezoning process in 1996. More recently, consultation for the preparation of the master plan for the site was managed by the Randwick City Council.

84. The consultation process has included:

- (a) the formation of a Community Reference Group with local resident representation from Precinct Committees and other key stakeholders, including the Randwick Community Centre, the Bundock Street Project Group, the Army and Council which met throughout the project;
- (b) the development of a process of 'partnering' with Council;
- (c) the staging of site open days consisting of a guided walk, followed by an opportunity to talk to the Project Team;
- (d) staging a three day interactive forum and design studio, completed with a large public meeting;
- (e) the exhibition of a draft preferred option for public comment;
- (f) the establishment and manning of a project specific hotline;
- (g) the staging of a joint precinct public meeting;
- (h) addressing local precinct meetings, the Daycare Centre and Childcare Centre on a number of occasions;
- (i) the publishing of eight Neighbourhood Newsletters, delivered to residents in the vicinity of the site;
- (j) the provision of site analysis reports to Reference Group members and precinct committees;
- (k) media advertisements and press releases;
- (l) numerous meeting with Council Officers and Councillors; and
 - (m) ongoing consultation with Environment Australia, the NSW Labour Council, the NSW Environment Protection Authority and the NSW Department of Health.

85. Randwick City Council has also undertaken its own independent consultation in regard to master planning, rezoning and development controls and various site issues including traffic management, contamination etc.

PROJECT DELIVERY

86. It is proposed that the works will be managed in the traditional manner, with a suitably qualified company being engaged as the Project Manager and Superintendent, with some consultancies being let for design, and works being delivered in several packages.

87. The first and most significant package will be for civil works, which will include site decontamination, earthworks and infrastructure development. Other packages will address the construction of the community facility, recreational facilities, Army works and associated landscaping.

88. The Project Management consultant will be selected from the Defence Infrastructure panel of pre-qualified consultants, who will be invited to submit a competitive tender for the work. Design consultants and construction contractors will be selected through a two stage process, the first stage being a nationally advertised invitation to register interest in the works, followed by invitations to tender to the subsequent short list of suitably qualified companies.

CONSTRUCTION PROGRAM

Preliminary Program

89. The project milestones are:

- Invite Tenders for PM 4 Feb 03
- Close tenders for PM 4 Mar 03
- Let Consultancy for PM 11 Mar 03

- Invite ROI for Docu & Const Designer 24 Mar 03 (Subject to PWC agreement)
- Close ROI Docu & Const Designer 21 May 03

- Invite Tenders for Docu & Const Design 2 Jun 03
- Close Tenders for Docu & Const Design 1 Jul 03
- Let Contract for Docu & Const Design 8 Jul 03

- Invite ROI for D&C Contractor 24 Mar 03 (Subject to PWC agreement)
- Close ROI D&C Contractor 21 May 03

- Invite Tenders for D&C Contractor 2 Jun 03
- Close Tenders for D&C Contractor 5 Aug 03
- Let D&C Contract 19 Aug 03 (PC Sum for vertical work)

- Possession of Site 26 Aug 03
- Completion of Works August 06

ATTACHMENTS

- 1. Locality Plan**
- 2. Master Plan**
- 3. Community Facility Design Drawings**
- 4. Extent of Contamination**