



RANDWICK DISPOSAL AND RATIONALISATION PROJECT

INTERIM WORKS

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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- 2. Master Plan**
- 3. Stage 1B and Part Stages 5 and 6 Concept Drawings**
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- 6. Barracks Unit Relocations**

IDENTIFICATION OF THE NEED

Introduction

1. Implementation of the Defence Logistics Redevelopment Project in 1996, resulted in the closure of a significant portion of the former Navy Stores Depot at Randwick and consequently a large proportion of Randwick Barracks was declared surplus to Defence's requirements. The Department of Defence intends to dispose of some 49 hectares of land, which is located between Bundock and Avoca Streets Randwick, as illustrated at Attachments 1 and 2.
2. Defence's original Parliamentary Works Committee submission of December 2002 included site remediation of contaminated areas and constructing or augmenting trunk infrastructure suitable for future residential development. This value-adding process was proposed to achieve a higher net revenue return to the Commonwealth.
3. The proposed work was referred to the Committee in December 2002 and a public hearing was scheduled to take place in April 2003. However, at the request of Defence, the proposed hearing was postponed to allow development of a more holistic approach. Whilst the scope for the area nominated for disposal was developed, the scope of the retained portion was not well defined. Due to funding considerations, Defence also needed to investigate a range of potential options to finance and deliver the works. Defence is currently developing proposals to finance and deliver the project for government decision. Until this process is complete, Defence will not be in a position to detail the proposed method of delivery for those works.
4. The Randwick Barracks site comprises a total of 68.6 hectares. Of this, 48.9 hectares has been declared surplus by Defence. 13.4 hectares is to be dedicated to the community in the form of parks and a community centre with disposal of the balance of 35.5 hectares.
5. To meet some of the commitments made by Defence to the Randwick City Council in 2003, and to achieve projected disposals revenue forecasts, the Department of Defence now seeks Parliamentary approval to proceed with and to complete a series of Interim Works. These Interim Works comprise a community centre and an environmental park within the current Randwick Barracks precinct, the relocation of some of the Army units within the Randwick Barracks precinct which is to be retained and the preparation of several portions of surplus land within the Barracks for disposal. These interim works are illustrated at Attachment 3.
6. The remainder of the Randwick project is intended to be presented to the Parliamentary Works Committee at a later date, and may include facilities for 19th Chief Engineer Works, an Entry Precinct, Headquarters 1st Commando Regiment, and base infrastructure upgrade works. A study into these works is currently under way. A final decision on these elements of works could be impacted by any Government decisions regarding future force disposition.

The Need - Interim Works

7. The Department of Defence is required to deliver a number of Interim Works to meet commitments made by Defence to the Randwick City Council and to Government regarding sales revenue. This proposal presents those discrete elements of work required to meet these commitments. PWC consideration of these Interim Works is proceeding ahead of finalisation of the scope and delivery mechanism of the main project which is intended to be the subject of a separate hearing. Subject to Parliamentary approval of these works, commitments made to the Randwick City Council can be met, albeit later than originally agreed, and revenue commitments can be met, albeit later than originally programmed.

New Community Centre and Randwick Environmental Park

8. To meet the commitments made to the Randwick City Council during the negotiations on the Defence Master Plan and disposal program, Defence agreed to construct a Community Centre and to contribute to the construction of the Randwick Environmental Park.

Temporary Relocation Works

9. To complete the Environmental Park, a number of the facilities now occupied by 9th Force Support Battalion must be demolished. The unit cannot be relocated to its proposed mature location, RAAF Base Amberley, until a major reinvestment project is approved and completed. The temporary relocation of the unit into another portion of the disposal precinct was however feasible. The work associated with this relocation, and minor rationalisation work to improve overall command and administrative efficiencies, has been undertaken at a cost of around \$0.4m.

Preparation for Sale of Stage 1B and Part Stages 5/6

10. To meet sales revenue targets set by Government, Defence must decontaminate, remediate and dispose of several small portions of land within the disposal precinct (Stage 1B and part of Stages 5 and 6). Attachment 2 identifies the sites and Attachment 3 provides concept drawings of the proposed works. The work must meet the identified commitments to Randwick City Council, and optimise the returns to revenue from the sale of land.

11. Delivery of the interim works is proposed as a series of separate medium works projects. Contracts have been awarded for the Community Centre and temporary relocation works as follows:

- (a) The Community Centre \$3.109m; and
- (b) Relocation Works \$0.386m.

12. Following advice from the PWC, Defence is not proceeding with the balance of the Interim Works until they have been considered by the PWC.

13. It is proposed that Defence will make a further supplementary submission to present the full scope of works for the site. These are currently subject to the development of finance and delivery options which will be subject to Government consideration.

SCOPE OF WORK – INTERIM WORKS

Construction of a New Community Centre

14. The existing Randwick Community Centre occupies a number of former Naval Stores administrative buildings and is heavily used by the local community. These buildings are dysfunctional, are at the end of their economic life and are poorly situated in respect of the proposed land use.

15. 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 centre. This will consist of childcare and daycare centres, 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 paths, a children's play area, and a BBQ area.

16. Several stockpiles of contaminated soil lie within the proposed site and these will require removal from the immediate site. A buffer zone is required to be remediated around the site of the Community Centre. This work is planned as a part of the Community Centre works.

17. This facility, currently in construction, is scheduled to be completed in July 2004. 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 4.

Randwick Environmental Park

18. The Randwick Environmental Park is to be developed as a park in accordance with a Plan of Management prepared by Defence and adopted by Randwick City Council. Upon completion of the works, the Randwick Environmental Park will be transferred to Council. Concept drawings for the park are at Attachment 5.

19. 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 has been lodged with Randwick City Council 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;
- (g) the construction of timber viewing platforms in various locations overlooking the wetland area; and
- (h) remediation and validation of soil contamination within a 50m buffer zone.

20. This scope of work is indicative. Through a value management process in association with the Randwick City Council, Defence will deliver as much of the scope outlined above as is possible, while keeping the overall budget for the construction works within the previously agreed \$1.0m cap.

21. In order to complete the Randwick Environment Parks works, the buildings currently occupied by the 9th Force Support Battalion will require demolition (marked as 9 FSB on Attachment 2). A buffer zone surrounding the Park will require remediation and validation and these works are planned to occur as part of the Randwick Environment Park Works.

Army Relocations

22. The Defence Community Organisation, Headquarters 2nd Division and Headquarters 8th Signals Regiment have been relocated internally within the retained portion of the Barracks. A plan demonstrating the internal movement of units within the barracks is illustrated at Attachment 6. This relocation allows vacated accommodation to be occupied by the Deployed Forces Support Unit, whose accommodation has in turn been backfilled by 9th Force Support Battalion. The works associated with these relocations have been completed.

23. Moving the 9th Force Support Battalion into the Deployed Forces Support Unit (DFSU) working accommodation, will assist unit effectiveness by removing them from a construction site prior to their proposed ultimate move to RAAF Base Amberley. Deployed Forces Support Unit, Headquarters 8th Signal Regiment, and Defence Community Organisation have been moved into their final locations. The land that 9th Force Support Battalion, 19th Chief Engineer Works, and Headquarters 1st Commando Regiment occupy is planned for disposal, subject to Parliamentary Works Committee consideration of the main project once the scope and delivery mechanism for this work has been determined.

Preparation of Land for Disposal

24. While the bulk of works to prepare the land for sale will be conducted as part of the main Randwick Barracks works, some of this work will be required in order to complete the interim works. This will include some clearing and removal of vegetation.

25. Limited remediation works have progressed on the overall site with the demolition of a number of asbestos cement 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 or environmental risk to future users of the site. The predominant contamination on site is asbestos cement sheeting.

26. 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 sought from a NSW Environmental Protection Authority accredited Site Auditor.

Preparation for Sale of Stage 1B and Part Stages 5 and 6

27. In order to prepare Stage 1B and Part Stages 5 and 6 for disposal the following scope of work is proposed:

- (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;
- (e) concrete crushing; and
- (f) fencing and staged remediation works.

Zoning and Approvals

28. The site is currently zoned *Zone 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 *Zone 2d Residential Open Space and Environment Protection*.

Cost of Interim Works

29. The capped budget for the Interim Works is \$8.75m in December 2003 prices, based on local cost considerations and exclusive of GST. The budget includes management, demolition, site decontamination and remediation, design, construction costs, payments to authorities, agent's commissions and fees etc, together with appropriate allowances for contingency.

Construction Workforce

30. The Community facility will be constructed over a period of nine months. The Community facility will employ an average of 10 people on site who will be involved in the construction activities. Over the construction period of some ten months for the remaining Interim Works, an average of 30 people will be directly employed on site. 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.

Timings

31. The interim Army relocation works have been completed. The Community Centre is scheduled for completion in July 2004. Subject to Parliamentary approval, the remaining Interim Works are planned to be completed in 2005.

Consultation with External Authorities

32. Consultation has continued with the various bodies identified in the original project referral of December 2002.

PROJECT DELIVERY – INTERIM WORKS

33. A consulting engineering firm has been continuously involved as the Project Consultant in the development of the Randwick Disposal Program since 1996. Their consultancy has been varied to commission them to act as the Project Manager/Superintendent for the construction of the Community Centre. Subject to approval, a Project Manager/Superintendent will be engaged to manage delivery of the Stage 1B and Part Stages 5 and 6 disposal works and the Randwick Environment Park works.

34. The design for the Community Centre was let following an open tender process. The design process included close liaison with the Randwick City Council and other NSW Government and community regulatory bodies with an interest in child care matters.

35. The construction contract for the Community Centre was let following a competitive tendering process utilising the Defence Maintenance Management pre-qualified new construction panel, with the facility being delivered under a Defence Medium Works Document and Construct Contract. Construction started on 18 November 2003 and will be completed by July 2004. The PWC was advised that these works were in progress in October 2003.

36. Subject to Parliamentary approval, the works for the environmental park, Stage 1B and Part Stages 5 and 6, and site remediation will be let following a competitive tendering process. These works will be executed under a Defence Head Contract.

37. The works to be executed to permit the Army rationalisation have been completed.

CONSTRUCTION PROGRAM-INTERIM WORKS

Preliminary Program

38. The project milestones for the Randwick Environmental Park, Stage 1B and Part Stages 5 and 6, and associated site remediation, subject to parliamentary approval are:

- | | |
|---|-----------|
| • Invite Tenders for Project Manager | 15 Jun 04 |
| • Let Consultancy for Project Manager | 25 Jul 04 |
| • Invite Registration of Interest for Head Contractor | 31 Jul 04 |
| • Invite Tenders for Head Contractor | 15 Oct 04 |
| • Let Contract for Head Contractor | 22 Nov 04 |
| • Completion of Works | Sept 05 |

OTHER RELATED DEFENCE WORKS

39. The Interim Works are additional to the \$4.6m medium work approved by the Committee in November 2002 to remediate and prepare for sale a discrete portion of the property referred to as Stage 1A and identified at Attachment 2. This work has been completed and the land was sold in June 2003.

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