

The Spot Precinct  
PO Box 72  
ST PAULS NSW 2031

20<sup>th</sup> March 2003

The Secretary  
Public Works Committee  
Parliament House  
CANBERRA ACT 2600

Dear Sir/Madam,

**RE: Site Remediation and Construction of Infrastructure for the Defence Site at  
Randwick Barracks Sydney NSW**

A sub-committee of the Spot Precinct considered the above document, and that sub-committee made the following comment:

“The “Statement of Evidence and Supporting Plans for Presentation to the Parliamentary Standing Committee on Public Works” document lacks a great deal of detail. It is a cursory summary and does not provide sufficient detail to explain clearly the necessary information required to properly remediate the site”.

Insufficient attention to detail at this stage of the remediation process could also lead to significant cost increases as the remediation process progresses, it is therefore prudent to ensure that all details are considered prior to the commencement of any work.

Important issues to also consider and address are:

## **Contamination**

All the remediation activities due to be carried out must be subject to separate Development Applications (DA's) and therefore be subject to the full processes of notification to the public under the relevant Local Government legislation, this will ensure that adequate protection is provided to surrounding residents during the remediation process.

It would be expected that any soil that is contaminated with asbestos on the site would be isolated as such and then removed off site for remediation prior to its return, also all asbestos items (buildings etc.) would need to be individually identified and plastic containment structures erected around the items to ensure no airborne asbestos dust particles are generated to surrounding residents when these asbestos structures are removed.

It is therefore important that no long- term detrimental effects are evident to residents and workers on the site by any of this work.

An appropriate Asbestos Risk Assessment Plan is required prior to any demolition work being carried out and this would involve full consultation with surrounding residents prior to the commencement of any work.

Ground water contamination on the site is also an issue that has not been adequately resolved. A number of other contaminants such as heavy metals are evident on the site and therefore separate Development Application's (DA's) and Risk Assessment and Remediation Plans relating to these specific contaminants in the water table are required. All ground water and surrounding land must be correctly treated and returned to its natural state prior to further development.

## **Removal of Vegetation**

Insufficient details about the existing vegetation and wetlands and plans for the clearing and removal of that vegetation, including any mature trees on the site have not been sufficiently identified.

The Precinct Committee understands that Flora such as the Eastern Suburbs Banksia Scrub (ESBS) and "Acacia Terminalis" exists on the site and no adequate provision has been made to identify and safeguard its future existence. Again any Development Applications (DA's) should have a Plan of Management undertaken in order to correctly identify the plants and take into account fully the impact development will have on this vegetation.

## **Protection of Fauna**

Insufficient details about the existing fauna on the site especially in the area known as Randwick Environment Park, is also another issue that has not been satisfactorily addressed.

The current Plan of Management in respect of the fauna is completely inadequate and there is no mention of a number of animals such as birds, tortoises and frogs that are a notable feature of the site.

A comprehensive fauna study that clearly identifies all animals on the site is required prior to any further development, taking place.

## **Contribution to Public Transport Infrastructure**

As the Department of Defence has made various commitments to the surrounding community it would also be beneficial to request that they make a financial contribution to the funding of public transport on the site. The site will house a further 1000 dwellings, therefore the impact on the existing public transport infrastructure will be immense. This contribution would be in line with financial commitments for instruction of community facilities on site and the payment to Randwick Council for maintenance of parkland on the site. It would also meet the principles of environmental sustainability that have been adopted for the site.

## **Completion of works**

A toll free contact number, available 24 hour 7 days a week, should be provided to allow local residents to report any concerns. This contact number must take responsibility for all events on site, whether contracted out or not. Signs on perimeter fences advising the nature of and phases of works undertaken, together with the toll free number should be provided. Information bulletins mailed to residents and community groups, together with up-to-date information on a web site (in addition to the statutory lodging of Development Applications, noted above) should be considered.

In conclusion, ongoing consultation with surrounding residents and the local community throughout the project delivery stages is vital to ensure that no adverse impacts are evident during this important and necessary site remediation process.

Yours faithfully,

Andrew Tosti  
Chairman  
The Spot Precinct Committee

The Spot Precinct  
24/03/03

Bundock St works

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