

## The Proposed Works

### Need

- 2.1 In 1990 the Defence Logistics Redevelopment Project was initiated to reform Defence's logistics and supply functions, resulting in a consolidation of military warehousing facilities throughout Sydney.
- 2.2 This process resulted in the closure of much of the former Navy Stores complex at the Randwick Barracks and other large storage depots. These properties were deemed surplus to Defence requirements. Consequently, Defence decided to prepare the surplus portion of the Randwick Barracks site for sale and eventual residential redevelopment.
- 2.3 In order to receive planning approval from the local government authority, the Randwick City Council (Council), Defence undertook to meet certain timing and project specifications with respect to the site, including:
  - construction of a new community facility and hand-over, free-of-charge, to Council by November 2003;
  - a Plan of Management and Bushland Regeneration Plan for the Randwick Environmental Park;

- embellishment of the Randwick Environmental Park to a cost of \$1 million by November 2003 and a one-off payment to Council of \$2.5 million for future park maintenance;
- construction of an army oval prior to the development of any land relying upon the oval's storm-water retention function; and
- remediation of the property to a level suitable for future residential use.<sup>1</sup>

## Need for 'Interim' Works

2.4 Defence states that consideration of the identified 'interim' works is required to enable Defence to meet both its commitments to the Council and projected revenue targets.<sup>2</sup>

## Purpose

- 2.5 Defence's objectives in carrying out the proposed work are to:
- decontaminate and remediate the site to a level suitable for public use;
  - meet commitments made to Council; and
  - optimise revenue returns from the sale of the land.

## Scope

- 2.6 Works required to meet the Defence objectives comprise:
- demolition of structures and clearing of vegetation;
  - site decontamination;
  - remediation of the site for residential use;

---

<sup>1</sup> Appendix C, Submission No. 1, paragraph 14

<sup>2</sup> Submission No. 27, paragraph 7

- construction and augmentation of essential infrastructure, including roads, sewerage, water reticulation, power services and communications cabling;
- construction of an army oval, following relocation of high voltage electricity cables;
- embellishment of a storm-water retention basin in the Randwick Environmental Park;
- construction of a new community facility; and
- works to the retained Defence portion of the site necessary for the relocation of army units displaced by the site disposal and new entrance facilities.<sup>3</sup>

## Scope of 'Interim' Works

2.7 The work elements identified by Defence as 'interim' works are:

- construction of a new community facility;
- establishment and embellishment of the Randwick Environmental Park;
- works associated with the relocation of army units from the disposal area;
- preparation of land for sale, including removal of vegetation and remediation works;
- preparation for sale of Stage 1B and parts of Stages 5 and 6.<sup>4</sup>

## Status of Works at February 2004

2.8 It should be noted that at February 2004:

- the army relocation works had been completed;
- construction of the community facility had commenced and was scheduled for completion by July 2004; and
- "limited remediation works" had been conducted on the overall site.<sup>5</sup>

---

<sup>3</sup> Appendix C, Submission No. 1, paragraphs 29 - 45

<sup>4</sup> Submission No. 27, paragraphs 22 - 27

## Location

- 2.9 The Randwick Barracks disposal site is located between Bundock and Avoca Streets, Randwick, in Sydney's eastern suburbs, 7.5 kilometres from the central business district. Some 48.9 hectares of the site will be prepared for disposal, while the Randwick Army Barracks will operate on the remaining 20 hectares.<sup>6</sup>

## Cost

- 2.10 The total estimated cost of the remediation and infrastructure works is \$85.4 million.<sup>7</sup>
- 2.11 The cost of the 'interim works' is capped at \$8.75 million, at December 2003 prices.<sup>8</sup>

## Project Delivery

- 2.12 It is proposed that the interim works will be delivered via a series of separate project management and construction contracts.<sup>9</sup>
- 2.13 Defence has yet to finalise the delivery methodology for the remaining works.<sup>10</sup>

---

<sup>5</sup> *ibid*, paragraphs 31 and 25

<sup>6</sup> Appendix C, Submission No. 1, paragraphs 2 – 3 and Submission No. 27, paragraph 4

<sup>7</sup> Appendix C, *op cit*, paragraph 70

<sup>8</sup> Submission No. 27, paragraph 29

<sup>9</sup> Submission No. 27, paragraphs 33 - 37

<sup>10</sup> *ibid*, paragraph 7

## Workforce

- 2.14 Defence estimates that some 80 people will be directly employed on the works over the three-year remediation and construction period. Additional employment opportunities are anticipated off-site through the design, supply, manufacture and distribution of components and materials.
- 2.15 Defence notes that a significantly larger number of jobs will be generated when construction of housing commences at the site.<sup>11</sup>

---

<sup>11</sup> Appendix C, Submission No. 1 , paragraphs 71 - 72



