

HABERFIELD – ASHFIELD COUNCIL MEETING – 21 AUGUST, 2001

INTRODUCTION

DEFENCE'S HABERFIELD SITE IS LOCATED OFF HAWTHORNE PARADE OPPOSITE THE RESERVE.

RECOGNISING ITS POTENTIAL FOR RESIDENTIAL USE, COUNCIL **REZONED THE 1.9-HECTARE SITE BACK IN 1997** AND ADOPTED A **SITE SPECIFIC DCP**. THAT DCP IS THE BASIS OF DEFENCE'S DEVELOPMENT APPLICATION **LODGED IN JULY 2000** TO SUBDIVIDE THE PROPERTY FOR 21 RESIDENTIAL BUILDING ALLOTMENTS AND A PUBLIC PARK.

DEFENCE AND ITS CONSULTANTS HAVE UNDERTAKEN **EXTENSIVE CONSULTATION**, INCLUDING LIAISON WITH:

1. THE MAYOR & WARD COUNCILORS;
2. LOCAL RESIDENTS AND THE HABERFIELD ASSOCIATION;
3. AND A VERY COMPREHENSIVE REVIEW PROCESS WITH COUNCIL STAFF.

THIS HAS RESULTED IN **COMPREHENSIVE** WORKING OUT OF ALL THE ISSUES. DEFENCE ALSO WORKED WITH COUNCIL STAFF FOLLOWING THE EXHIBITION PROCESS TO ADDRESS OBJECTIONS.

DEFENCE HAS INVESTED **13 MONTHS** SINCE LODGING THE DA. THIS REFLECTS ITS RESOLVE TO WORK **COLLABORATIVELY** WITH COUNCIL AND THE COMMUNITY TOWARDS A **TERRIFIC RESULT** FOR ALL CONCERNED.

I WOULD LIKE INITIALLY TO HIGHLIGHT A NUMBER OF **BENEFITS TO THE COMMUNITY** ARISING FROM THE PROPOSAL, NAMELY:

1. **REMEDIATION** OF A CONTAMINATED SITE;
2. A GREATLY **IMPROVED STORMWATER DRAINAGE SYSTEM**;
3. A **LANDSCAPED STREET** INTEGRATED INTO THE EXISTING PUBLIC DOMAIN;
4. A NEW, LANDSCAPED **PUBLIC PARK** OF OVER 2,000 SQUARE METRES, WHICH WILL FORM THE **FOCUS** OF THE DEVELOPMENT AND ALLOW A RANGE OF RECREATIONAL ACTIVITIES. DEFENCE HAS AGREED TO **MAKE A CONTRIBUTION** TO COUNCIL FOR THE ONGOING MAINTENANCE OF THE NEWLY DEDICATED PUBLIC OPEN SPACE.
5. A **NEW PEDESTRIAN LINK** THROUGH THE NEW OPEN SPACE TO O'CONNOR STREET, WHICH WILL **IMPROVE ACCESS** FOR EXISTING RESIDENTS TO HAWTHORNE RESERVE AND THE HABERFIELD SHOPPING CENTRE; AND
6. AN **ATTRACTIVE AND DESIRABLE** LIVING ENVIRONMENT THAT IS NOT ONLY SYMPATHETIC TO BUT WHICH ENHANCES THE LOCALITY.

I WOULD ALSO LIKE TO **ELABORATE ON A FEW MATTERS**, WHICH INCLUDE:

1. THE NEED FOR REMEDIAL WORKS;
2. TREE REMOVAL AND DEMOLITION;
3. ENVIRONMENTAL ASSESSMENT;
4. ACCESS;
5. STORMWATER AND DRAINAGE; AND
6. THE BUILT FORM OF FUTURE DEVELOPMENT.

REMEDIAL WORKS

IN RELATION TO THE **REMEDIATION WORKS**, DEFENCE COMMENCED CONTAMINATION TESTING ON THE SITE BACK IN 1998. A SERIES OF EXTENSIVE INVESTIGATIONS HAVE CONFIRMED THAT THE SITE IS UNDERLAIN BY FILL MATERIAL LIKELY TO HAVE BEEN IMPORTED EARLY LAST CENTURY. THIS FILL MATERIAL IS **CONTAMINATED WITH A VARIETY OF SUBSTANCES**, BUT IN PARTICULAR WITH POLYCYCLIC AROMATIC HYDROCARBONS (OR PAHs), WHICH ARE CONSIDERED TO HAVE CARCINOGENIC PROPERTIES. THE METALS LEAD AND ARSENIC WERE ALSO IDENTIFIED IN THE FILL.

THIS CONTAMINATED LAYER OF FILL HAS AN APPROXIMATE DEPTH OF 1.1 METRES ACROSS 90% OF THE SITE. AS A **GOOD CORPORATE CITIZEN**, DEFENCE IS COMPELLED TO ENSURE THAT CONTAMINATED MATERIAL IS REMOVED FROM THE SITE TO A STANDARD THAT WILL ENSURE RISKS TO **HEALTH AND THE ENVIRONMENT** ARE ACCEPTABLE.

TREE REMOVAL & DEMOLITION

EXPERT ADVICE FROM A **TREE MANAGEMENT CONSULTANT** CONCLUDED THAT IN ORDER TO CARRY OUT THE SITE REMEDIATION, **REMOVAL OF THE TREES GROWING WITHIN THE CONTAMINATED SOIL IS REQUIRED**.

THE COMMUNITY'S CONCERN ABOUT THE REMOVAL OF TREES IS UNDERSTANDABLE, HOWEVER THE NEED TO DO IT IS UNAVOIDABLE. TO **COMPENSATE**, DEFENCE HAS AGREED WITH COUNCIL'S REQUEST FOR **PLANTING OF A EUCALYPTUS TREE** AT THE REAR OF EACH OF LOTS 1 – 15. THIS IS IN ADDITION TO THE EXTENSIVE LANDSCAPED TREATMENT PROPOSED BY THE DEVELOPMENT APPLICATION.

ALSO, BASED ON AN EXPERT HERITAGE ADVICE AND CONSULTATION WITH THE AUSTRALIAN HERITAGE COMMISSION, DEFENCE HAS CONCLUDED THAT THERE WOULD BE **NO SIGNIFICANT ADVERSE EFFECT ON HERITAGE VALUES** RESULTING FROM **DEMOLITION** OF THE SITE IMPROVEMENTS.

ENVIRONMENTAL ASSESSMENT

AS YOU WILL SEE FROM THE COUNCIL REPORT, THE REMEDIATION AND DEMOLITION HAVE BEEN CONSIDERED IN THE COUNCIL OFFICER'S ASSESSMENT OF THE DA. **COMMONWEALTH ENVIRONMENTAL CLEARANCES** FOR THOSE WORKS HAVE ALSO BEEN OBTAINED.

ACCESS

THE SITE WILL CONTINUE TO BE **ACCESSED** VIA DARRAGH LANE, WHICH IS WIDE ENOUGH TO ACCOMMODATE VEHICULAR ACCESS AND A 1M WIDE PEDESTRIAN FOOTPATH. THE **LANE WILL BE UPGRADED** AS PART OF THE DEVELOPMENT, WITH BOLLARDS AND NO PARKING SIGNS TO BE INSTALLED ALONG THE ROADWAY. INCORPORATION OF A PASSING BAY WILL **IMPROVE TRAFFIC FLOW**.

STORMWATER DRAINAGE SYSTEM

AS PART OF THE DEVELOPMENT BEFORE COUNCIL TONIGHT, DEFENCE IS PROPOSING TO INSTALL A MUCH MORE EFFICIENT **DRAINAGE SYSTEM** THAN THE EXISTING ONE.

A **RANGE OF MEASURES** TO BE UNDERTAKEN, INCLUDING THE INSTALLATION OF ADDITIONAL PIPED DRAINAGE, WILL RESULT IN A **SIGNIFICANT REDUCTION** IN THE CURRENT FLOOD HAZARD IN DARRAGH LANE AND HAWTHORNE PARADE. FOR DARRAGH LANE, COUNCIL HAS ALSO STIPULATED THAT ADDITIONAL DRAINAGE PITS BE CONSTRUCTED TO COLLECT SURFACE FLOW FOR 20-YEAR STORMS AND ABOVE.

FOR **SURROUNDING RESIDENTS**, THIS WILL MEAN A SIGNIFICANT REDUCTION IN THE **SPEED AND DEPTH** OF OVERLAND FLOWS COMPARED TO THE CURRENT LEVELS.

BUILT FORM

FOR THE **BUILT FORM** OF FUTURE DWELLINGS, THE PROPOSED SUBDIVISION DESIGN HAS BEEN DEVELOPED HAVING REGARD TO THE **GARDEN SUBURB CHARACTERISTICS** THAT UNDERPIN THE HABERFIELD CONSERVATION AREA. INCORPORATED INTO THE PROPOSAL ARE:

- A **UNIFORM PATTERN** OF DEVELOPMENT,
- **SUBSTANTIAL** LOTS OF A SIMILAR SIZE,
- A SIMILAR LOT **PATTERN AND SIZE** TO THAT ESTABLISHED BY THE ORIGINAL DEVELOPMENT OF THE SUBURB,
- ALLOWANCE FOR **CONSISTENT** FRONT BUILDING LINES AND SET BACKS,
- THE PROVISION OF LOTS WITH A SUITABLE SIZE AND DIMENSION TO SUPPORT HOUSES OF A **SINGLE STOREY SCALE**, AND
- **SUBSTANTIAL** STREET PLANTINGS.

ALSO, A RANGE OF COUNCIL'S EXISTING PLANNING INSTRUMENTS, INCLUDING THE **SITE SPECIFIC DCP**, WILL GUIDE AND CONTROL DESIGN AND CONSTRUCTION OF HOUSES ON THE SITE. GIVEN THIS RANGE OF CONTROLS, I AM CONFIDENT THAT THE DWELLINGS ULTIMATELY CONSTRUCTED ON THE LOTS WILL BE BOTH **SYMPATHETIC** TO THE CONSERVATION AREA AND **DESIRABLE** TO OWNERS, OCCUPIERS AND EVEN EXISTING RESIDENTS.

CONCLUSION

IN CONCLUSION; OVERALL THE DEVELOPMENT HAS TAKEN INTO CONSIDERATION THE VIEWS AND REQUIREMENTS OF A NUMBER OF DIFFERENT PUBLIC AND PRIVATE ORGANISATIONS AND THE LOCAL COMMUNITY. DEFENCE HAS INVESTED A LOT OF ENERGY AIMED AT SATISFYING AS MANY OF THOSE SOMETIMES COMPETING VIEWS AS POSSIBLE.

I BELIEVE THE PROPOSED DEVELOPMENT IS IN HARMONY WITH ITS SURROUNDINGS AND IS SYMPATHETIC TO THE HABERFIELD CONSERVATION AREA AND COMMUNITY AS A WHOLE.

I THEREFORE **RESPECTFULLY ASK** ON BEHALF OF DEFENCE THAT COUNCIL GIVES THE PROPOSAL FAVOURABLE CONSIDERATION TONIGHT BY **RESOLVING TO APPROVE** THE DA SUBJECT TO THE CONDITIONS NOTED IN THE COUNCIL OFFICER'S REPORT.

HABERFIELD

Planning Manager: s47F
Title: CT Volume 4884 Folio 148
Address: s47F
Site Area: 1.9 hectares (Army Reserve Depot)
Zoning: 2(a) Residential (LEP Amend 60 to Ashfield LEP 1995)
Federal Electorate: Lowe John Murphy (ALP)
State Electorate: Drummoyne John Murray (ALP)
LGA: Ashfield Municipal Council

Overview: Rezoning was achieved in FY96/97, followed by a DCP for 21 residential allotments around a central green. In March 1999, the Councillors generally supported Defence's revised DA subdivision proposal with some changes to the DCP. A layer of contaminated fill covers 90% of the site. This has complicated finalising development proposals as remediation requires that all trees be removed. s22

FY00/01 ACHIEVEMENT

In July 2000, a DA was submitted seeking to subdivide the site into the 21 lots, the central green and creation of a road. The DA was prepared on the basis that Defence would undertake works to decommission existing Defence use, including demolition and remediation, as a pre-condition of the proposed subdivision works. Council has subsequently argued that Defence should lodge a DA for the decommissioning works. Understandably, the removal of all vegetation, including some mature trees specifically nominated in the DCP for retention, creates an awkward situation with the local community. However, Defence has advised the decommissioning works will be carried out under the Commonwealth environmental regime and therefore do not require Council approval. Following severe storms in January 2001, an arborist recommended that some trees be removed. After consultation with Council, 4 trees were removed in February 2001.

On 15 March 2001, Defence referred the decommissioning works as a proposed action to Environment Australia for consideration under the EPBC Act. On 18 April 2001, EA advised that the proposed action is not a controlled action and that approval under the Act is not required in order for the works to proceed. A copy of EA's advice was provided to Council. It is expected that Council will consider the DA in August 2001.

Following the Site Auditor's concurrence with a final RAP in January 2001 and EA's advice in respect of the EPBC Act, documentation for remediation was commenced in June 2001.

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MPDU132/02

ASEM

**DEFENCE SITE AT HABERFIELD – REMEDIATION AND CIVIL WORKS
EVALUATION OF REGISTRATIONS OF INTEREST**

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2. As the works are nearing completion, the 1.9 ha site will be sold (at auction) in FY02/03, realising a revenue of s22

3. The site is located about 5km west of Sydney's CBD in an exclusive Sydney suburb. The entire suburb of Haberfield (Haberfield Conservation Area) is listed on the Register of the National Estate. Following the rezoning of the site in 1997 for low-density residential use, Defence lodged a development application (DA) to subdivide the site into 21 lots suitable for individual dwellings.

4. The lots range from (500 to 1,100) sqM, which is large for modern developments in the inner Sydney suburbs. Ashfield Council approved the DA in December 2001.

5. Most of the site (90%) is overlain by fill material contaminated with PAHs and metals in excess of nationally accepted clean-up criteria. The contaminated material has an average depth of 1.1 metres. This requires remediation, initially in the form of excavation and testing for classification purposes, of approximately 16,000 cubic metres of fill material.

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8. The Australian Heritage Commission and Environment Australia have considered the proposed works and confirmed that the works may proceed from a heritage and environmental assessment perspective.

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Bernard Blackley
Director
19 April 2002

APPROVED / NOT APPROVED

Mike Pezullo (ASEM) Apr 2002