

Bundock Street Housing Redevelopment



Community Information Session: Community Consultation on Environmental Referral

Thursday 14 March 2024, 6:00pm-7:30pm

Randwick Community Centre, 27 Munda Street, Randwick

Acknowledgement of Country



DHA acknowledges the traditional owners and custodians of the land on which the Randwick Barracks Housing and Accommodation Precinct Development sits, the Bidjigal and Gadigal People of the Eora Nation.

We pay our respects to the Elders past, present and emerging. We honour their ongoing spiritual relationship to country and their continuing connection to culture, community, land, sea and sky.

DHA would also like to pay respect to the Aboriginal and Torres Strait Islander men and women who have served their country in times of peace and war.

Purpose of session

- To provide an overview of DHA's referral documentation under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- Outline how to make a submission.
- To provide participants the opportunity to ask questions to help inform their submission.

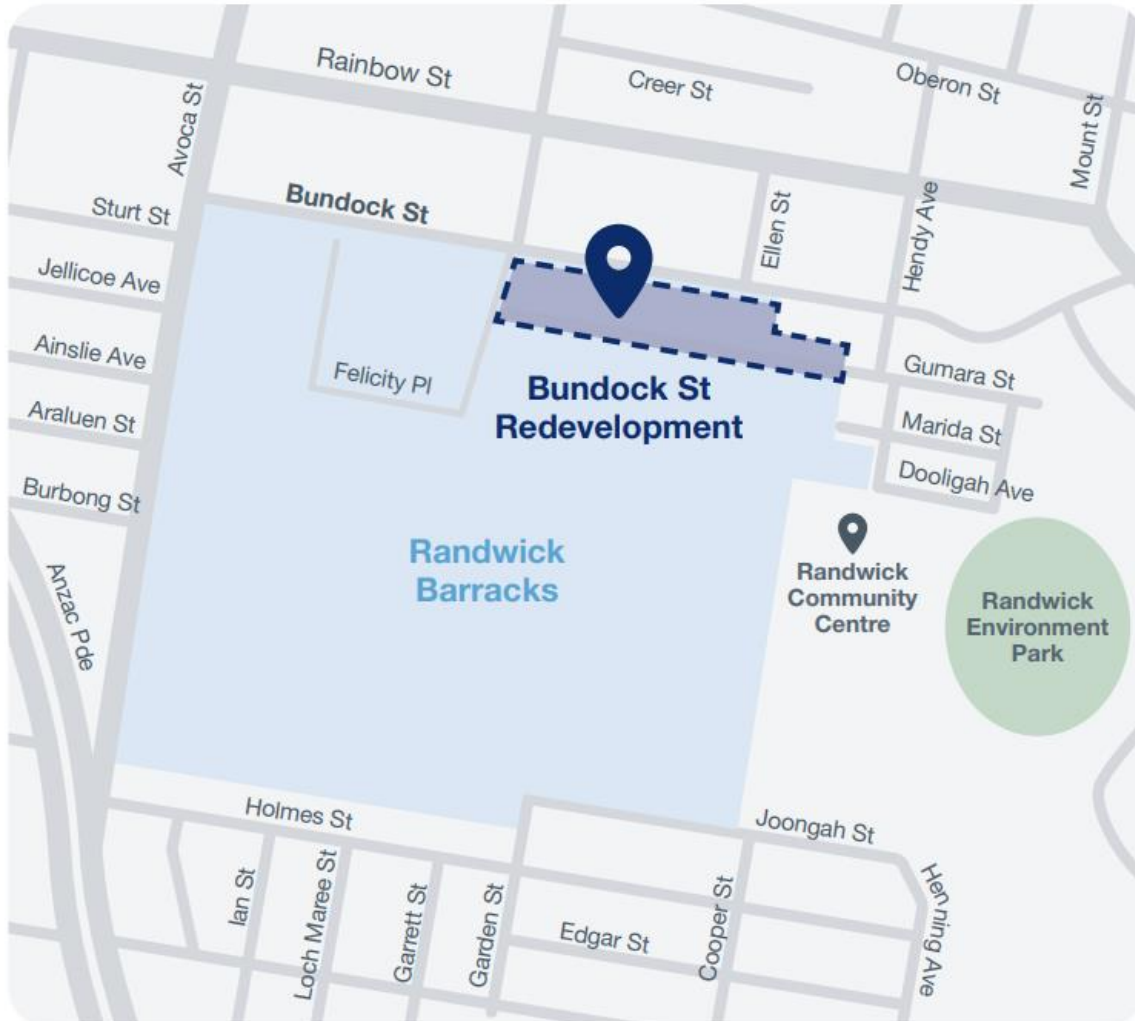
Agenda

Time	Item	Who
6.00pm	Welcome and Acknowledgement of Country	Deborah, Facilitator
6.05pm	Community Update	Matt Thistlethwaite MP
6.15pm	The Project	Tom, Defence Housing Australia
6.25pm	EPBC Referral and Approval Process	Tatia, Jacobs
6.30pm	What is in the Referral?	Tatia/Michael/Clare, Jacobs
6.50pm	Q&A	Deborah, Facilitator
7.25pm	How to make a Submission	Tatia, Jacobs
7.30pm	Next Steps and Close	Deborah, Facilitator
7.30-8pm	Team available for questions	Project team

**The Hon Matt Thistlethwaite MP,
Federal Member for Kingsford Smith**

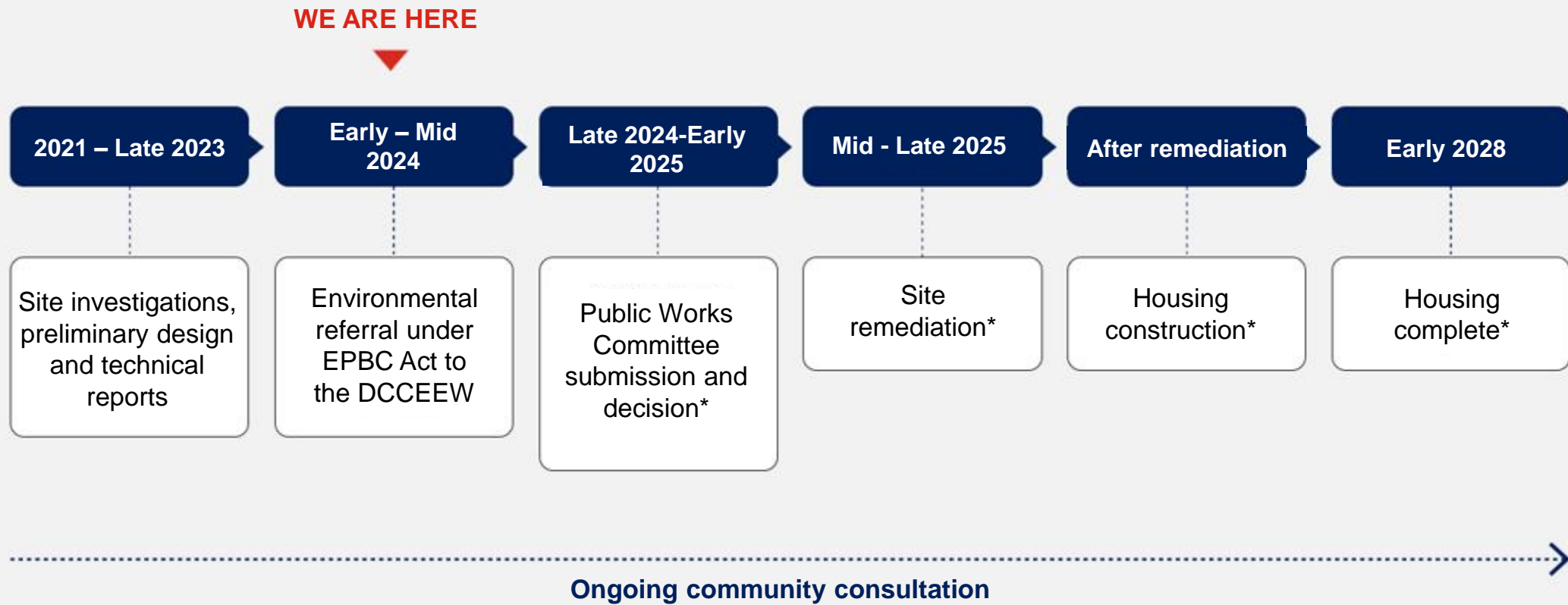
The Project

The Project



- Focus today is on Bundock Street Housing Redevelopment.
- Suitable housing and accommodation is an important enabler for Australian Defence Force operational capability.
- The primary objective of the Bundock Street project is to provide new housing required for personnel and their families operating and training at central Sydney bases.
- The Bundock Street Housing Redevelopment Project is proposing to provide 62 Defence family homes on Defence land along Bundock Street, and an extension of Gumara Street.

Indicative Timeline



*Subject to Environment Protection and Diversity Conservation Act 1999 (EPBC Act), Department of Climate Change, Energy, the Environment and Water (DCCEEW) and Public Works Committee (PWC) approvals and timeframes

Planning & Investigations	Authority Approval Pathway	Timing
<ul style="list-style-type: none"> Planning and urban design Architecture & Landscape Design Traffic and parking 	<p>Randwick City Council</p> <ul style="list-style-type: none"> Development Control Plan (pre-existing) Traffic management and parking impacts 	<p>2021 – Late 2023</p>
<ul style="list-style-type: none"> Ecology Environmental assessment Heritage/archaeology 	<p>Department of Climate Change, Energy, the Environment, and Water (DCCEEW)</p> <ul style="list-style-type: none"> Early access to EPBC referral documentation Notification of EPBC referral public submission period 	<p>Early – Mid 2024</p>
<ul style="list-style-type: none"> Detailed Site Investigations (Contamination) (2021) Remediation Action Plan (RAP) Site Audit Statement 	<p>Independent EPA accredited site auditor</p> <ul style="list-style-type: none"> Remediation Action Plan Community information session on the auditor approved RAP 	<p>Mid 2024</p>
<ul style="list-style-type: none"> Project approval Purpose, need, cost-effectiveness, value 	<p>Public Works Committee (PWC)</p> <ul style="list-style-type: none"> PWC approval pathway (dependent on total cost of works) 	<p>Late 2024/2025</p>

Independent certifiers (civil works and construction) and infrastructure authorities will follow development approval processes.

EPBC Referral and Approval Process

EPBC Referral and Approval Process

Dept. of Climate Change, Energy, the Environment and Water (DCCEEW) Referral Process

- The EPBC Act allows for the referral of developments to the Minister for the Environment and Water if the development may have:
 - a significant impact on a Matters of National Environment Significance (MNES) or
 - a significant impact on the environment on Commonwealth land or by a Commonwealth Agency
- DCCEEW administers the referral process which involves self-assessment and referral including all relevant investigations and project documentation.
- The referral process includes a public comment period.
- Project determination and relevant conditions are provided by the Minister for Environment and Water.

EPBC Referral and Approval Process

EPBC Act Referral and Approval Process Timeline

- We will inform the community via email and follow up newsletter once the referral is live on the DCCEEW.



What is in the Referral?

What is in the Referral?

Referral Documents

- Has been made available on project website
- First document: *Bundock Street Environmental Referral Documentation* is overarching document
- Attachments are referenced where discussed in the overarching document

- **Bundock Street Environmental Referral Documentation**
- **Att. 1 – Bundock Street Site**
- **Att. 2 – Bundock Street Masterplan and Concept Design**
- **Att. 3 – Traffic and Parking Impact Assessment of the Proposed Residential Development at Randwick Barracks, Bundock Street, Randwick, October 2023 McClaren Traffic**
- **Att. 4 – Defence Environment and Heritage Manual 2019**
- **Att. 5 – Defence Environmental Policy 2016**
- **Att. 6 – Defence Environmental Strategy 2016 – 2036**
- **Att. 7 – Defence Landscape Management Manual 2021**
- **Att. 8 – Randwick City Council Development Control Plan Annexure E1**
- **Att. 9 – Early Aerial Photography of the Broader Randwick Barracks**
- **Att. 10 – Biodiversity Impact Assessment – Bundock Street Housing Development, December 2023 Jacobs Part 1**
- **Att. 10 – Biodiversity Impact Assessment – Bundock Street Housing Development, December 2023 Jacobs Part 2**
- **Att. 11 – Randwick Barracks Heritage Management Plan, February 2021 GML Heritage Part 1**
- **Att. 11 – Randwick Barracks Heritage Management Plan, February 2021 GML Heritage Part 2**
- **Att. 11 – Randwick Barracks Heritage Management Plan, February 2021 GML Heritage Part 3**
- **Att. 12 – Heritage Impact Assessment, October 2022 Jacobs**
- **Att. 13 – Archaeology Management Plan, August 2022 Jacobs**
- **Att. 14 – Bundock Street EPBC Act Significant Impact Tests**
- **Att. 15 – Defence PFAS Construction and Maintenance Framework 2021, August 2021**
- **Att. 17 – Sydney Live-in Accommodation Precinct Development – Hydrogeological Assessment, July 2023**

What is in the Referral?

Matters protected under the EPBC Act

- The EPBC Act covers 9 protected Matters of National Environmental Significance (MNES):
 - world heritage areas (s12)
 - national heritage places (s15B)
 - wetlands of international importance (listed under the Ramsar Convention) (s16)
 - listed threatened species and ecological communities (s18)
 - listed migratory species (protected under international agreements) (s20)
 - Commonwealth marine areas (s23)
 - Great Barrier Reef Marine Park (s24B)
 - nuclear actions (including uranium mines) (s21)
 - water resources (that relate to coal seam gas development and large coal mining development) (s24D)
- The Act also protects the Whole of Environment Matters when actions are taken:
 - on **Commonwealth land or by a Commonwealth agency** (s28)
 - that impact Commonwealth heritage places overseas (s27B)

What is in the Referral?

Matters of National Environment Significance (MNES)

The investigations have confirmed that there are no MNES on or immediately adjacent Bundock Street site in terms of:

- threatened ecological communities
- threatened species
- national heritage places
- other biodiversity MNES likely present on site given the lack of suitable habitat and the highly degraded nature of the site.

Referral Documentation

- *Section 4.1.12*
- *Att. 10 Biodiversity Impact Assessment Report with Appendix C & E Arborist report and fauna survey*

What is in the Referral?

Aspects considered under - Commonwealth or Commonwealth Agency (S.28 EPBC)

The whole of environment on Commonwealth land or Commonwealth agency action	4
1.1 Impacts on landscapes and soils.....	4
1.2 Impacts on coastal landscapes and processes	5
1.3 Impacts on ocean forms, ocean processes and ocean life	6
1.4 Impacts on water resources.....	6
1.5 Pollutants, chemicals, and toxic substances	7
1.6 Impacts on plants.....	8
1.7 Impacts on animals.....	9
1.8 Impacts on people and communities.....	11
1.9 Impacts on heritage.....	12
1.10 References.....	17

Referral Documentation

- Main Referral document
4.1.12
- Att. 14

What is in the Referral?

Commonwealth or commonwealth agency (S.28 EPBC Act)



Whole of environment matters: Contamination and Remediation Action Plan (RAP)

- Site soils are contaminated and will require remediation to make the site suitable for the proposed residential land use.
- Knowing the site is contaminated enables us to manage it in an appropriate way.
- A RAP is being prepared by Jacobs in consultation with the NSW EPA accredited auditor and will require approval on completion. Once approved the RAP will be made available on the project website.
- The primary objective of this RAP is to provide a strategy for the remediation of soil contamination such that the site will be considered suitable for the proposed residential land use.
- The RAP also seeks to ensure that remediation works will have a minimal impact on surrounding residents and the environment.
- Groundwater quality beneath the site is impacted from sources outside the site. A groundwater management administrative control for the Bundock Street development will be implemented.

Referral Documentation

- *Section 4.1.12*

What is in the Referral?

Commonwealth or commonwealth agency (S.28 EPBC Act)



Whole of Environment Matters: Heritage & Archaeology

- The Heritage Impact Assessment (HIA) and Archaeological Management Plan (AMP) determined that the remediation stage of the Bundock Street project has potential to impact historical and aboriginal archaeology (if found to be present during remediation works).
- These impacts are not expected to be significant.
- The HIA and AMP provide recommendations as to the management of potential impacts to heritage during works.
- The Local Aboriginal Land Council was involved during the development and completion of the AMP.
- HIA and AMP recommendations have been incorporated into the RAP.

Referral Documentation

- *Section 4.1.12*
- *Att. 11 – Randwick Barracks Heritage Management Plan, February 2021 GML Heritage*
- *Att. 12 – Heritage Impact Assessment, October 2022 Jacob*
- *Att. 13 – Archaeology Management Plan, August 2022 Jacobs*

What is in the Referral?

Commonwealth or commonwealth agency (S.28 EPBC Act)



Whole of environment matters: Traffic and parking

- A traffic and parking impact assessment has determined that there would be no detrimental impact to the performance of intersections as a result of the generated traffic should the Bundock Street Housing Redevelopment be approved.
- All construction related vehicles, including heavy vehicle movements will be considered and managed in the Construction Traffic Management Plan (CTMP).

Referral Documentation

- *Section 4.1.12*
- *Att. 3 – Traffic and Parking Impact Assessment of the Proposed Residential Development at Randwick Barracks, Bundock Street, Randwick, October 2023 McClaren Traffic*

How to make a Submission

Referral
documentation
goes live on
DCCEEW portal

Project team
informs the
community via email
and follow up
newsletter once the
referral is live

Community submission period – 10 working days

- EPBC Act Public Portal:
<https://epbcpublicportal.awe.gov.au/open-for-comments/>
- Search for Bundock Street Housing Redevelopment and select 'Make a comment'.
- Provide name and email for follow up on your comment.
- Submissions can be confidential.
- One supporting document can be uploaded per comment (must not exceed 10MB).
- DCCEEW cannot accept public comments by email, phone or social media.

Further information

Email: epbc.referrals@dcceew.gov.au

What is in the Referral

Q&A

Contact Details

Contact the Project Team

Bundock Street Housing Redevelopment

 BundockHousingRedevelopment@wsp.com

 1800 281 280

 www.bundockhousing.com.au

Department of Defence Contact Details

National - 1300 333 362

Dept. of Climate Change, Energy, the Environment and Water (DCCEEW) Contact Details

Email: epbc.referrals@dcceew.gov.au