



Frequently Asked Questions

Subdivision works

What works were completed on the site?

Defence completed a suite of important infrastructure upgrades to the existing stormwater drains internal and external to the site under the approved 2021 Construction Certificate. The works took 18 months to complete and saw asphalt works and pathways remediated for the future use of the site. Defence planted a range of native Australian trees under the Council approved 2014 Development Application. Defence is committed to preserving the site prior to the sale of the lots.

Environment and conservation

Is the site still contaminated? Has any remediation been undertaken?

By 2004, Defence completed all necessary due diligence and remediation activities on the site under an industry recommended Remediation Action Plan, to ensure the subdivision was suitable for residential development. As part of routine site testing Defence environmental experts conducted PFAS intrusive sampling at the Haberfield site in July 2023. The outcome of the results confirmed there were no traces of PFAS concern. Remediation undertaken previously has ensured the site is safe for future residential development. An independently commissioned and qualified Site Auditor completed a comprehensive site audit certifying that Defence had completed the necessary remediation of the full 1.9 hectare site in accordance with the obligations of the *Contaminated Land Management Act 1997*, confirming the land is safe for future residential development and that a proportion of the site can be made available for community open space.

Defence's expert environmental advisors confirmed that the contamination identified on site was commensurate with Defence's previous historical activities as an Army training depot. Following remediation of the site, the site Auditor concluded that the remaining contaminants did not pose a health risk to humans, animals or the environment. If you have any further concerns, please raise them with the Defence contact provided.

Protection and Preservation of Heritage, Trees and flora

Defence is committed to preserving the Heritage Conservation overlay on the site and being one of Sydney's remaining 'Garden Suburbs' an early 20th century urban development concept for self-contained communities to be surrounded by landscaped gardens and parks. All future purchasers of the lots will adhere to the Haberfield Heritage Conservation Area of the Inner West Local Environmental Plan which prioritises the preservation of environmental heritage and requires new dwellings to comply with heritage design standards.

Protection and preservation of the trees and flora at the Deakin Ave and O'Connor St intersection is a Defence and Council priority. Defence and Council have undertaken comprehensive tree and construction impact assessments, with engaged experts arborists supervised all construction activities associated near the trees.



Does Defence have to address any flooding mitigation for the site?

Defence is aware that flooding at the site is a concern. A significant part of the civil works development application obligation is to address flood mitigation to the Council's necessary standard. Defence's expert civil engineers have thoroughly investigated this matter over an extensive period of time, to understand the flood nature of the site and implement the necessary measures that will address flood mitigation. Defence is also considering the impact of the subdivision's development on surrounding private properties and will ensure there are no detrimental impacts to those properties as a result of the flood mitigation engineering works. Defence's contractor is fulfilling these obligations under Council approval which will be then be independently certified. Further questions in relation to this matter can be addressed by BGIS.

Open-market sale of the site

How many lots will be available for purchase and when will they be released on the open market?

Defence intends to sell the site in accordance with the Commonwealth Property Disposal Policy. Defence will release 17 lots on the open market. Further questions relating to this matter can be raised with the Defence contact provided. Defence is intending for these lots to go on the open-market in early 2024.

What are the sizes of the lots and is there a price estimate of each lot?

At this stage, Defence is not in a position to release further details on lot sizes. Details on sale of the site, including Defence's approach to market will be made available following title registration. Periodic updates on the open-market sale will be made available on Defence's public website.

What type of dwellings can I build on the site in the future?

This is a matter between Council and potential interested purchasers. Defence encourages interested purchasers to make contact with Council regarding opportunities for future builds that will need to meet the criteria of Councils most current Local Environment Planning scheme.

Can I register to be notified of updates on the open market sale?

Defence welcomes interest in the future open-market sale of the site. Private stakeholders can register interest with the Defence contact provided. Defence, through its marketing agent consultant will provide further updates on timings for expression of interest in the sale once the scope of the civil works is finalised.

If I have additional questions, who can I contact?

If you have questions relating to the future sale of the site, or other general matters please contact the Estate Disposals Team at: estate.disposals@defence.gov.au

If you have questions relating to any on-site operational concerns including site maintenance, please contact BGIS at: 1800 351 235 or enquiries@apac.bgis.com

If you have questions relating to the future planning of the site, building typology or general Council related matters, please contact the Inner West Council at: council@innerwest.nsw.gov.au

