



Civil works for subdivision of Department of Defence land – Haberfield, NSW

This flyer is to advise the local community that the Department of Defence intends to commence civil works in late October 2021 associated with the subdivision of its land at 140A Hawthorne Parade, Haberfield.

Background

The Department of Defence (Defence) has been proactively working with Inner West Council (Council) to deliver a 22 lot subdivision of the vacant 1.9 hectare Commonwealth owned land at 140A Hawthorne Parade, Haberfield (see image 1).

The 22 lot subdivision will comprise 21 residential lots and one lot to be transferred to Council for public open space and amenity.

Defence has recently obtained approval to engage an expert civil works contractor to commence the subdivision works and anticipates commencement in late October 2021. Council has reviewed and endorsed the schedule of works and is assisting Defence with delivery. Defence is committed to ensuring the subdivision will preserve the heritage character of the site and that future residential development plans align with Council's 2020 Local Environment Plan.

Working safely during the pandemic

Defence closely monitors the evolving situation in Sydney regarding appropriate response to the COVID-19 pandemic. Works commencement will only be undertaken in accordance with the NSW Government's approval to proceed with construction activities. Defence and Council are committed to remaining diligent and compliant with NSW Government restrictions to ensure safe social and work practices during the pandemic.

What civil works will Defence undertake?

Defence is undertaking a range of maintenance and civil engineering works to achieve the subdivision requirements of Council. The principle works involve upgrade of the storm water drainage system which also includes work within the Council owned road on O'Connor Street. The remainder of the works will be localised to the site and involves maintenance upgrades to existing internal roads and fixtures.

How will Defence mitigate any potential impacts to local community?

Defence is working closely with its expert civil works contractor and Council to develop a construction program that minimises impacts to traffic flow and access through the area by the local community. For queries and updates on this, please refer to the point of contact for civil works queries on page 2.

Minimising impact to street trees

Defence and Council are aware of the heritage significance of the street trees external to the site and will undertake the necessary measures to protect and preserve this flora. It is a Defence and Council priority to ensure that there are minimal to no impacts as a result of any required off-site civil works. The civil works required to be undertaken at the intersection of O'Connor Street and Deakin Avenue have been designed to ensure that none of the existing street trees need to be removed. Excavation works in proximity to street trees will be undertaken by hand and a specialist arborist has been engaged and will be on site to provide expert advice on this important activity.

Future of the site

Upon completion and certification of the subdivision works and Council approval of the subdivision and creation of separate titles, Defence will undertake the sale of the individual lots in accordance with the Commonwealth Property Disposal Policy. Consistent with the Policy, Defence will be divesting the completed lots on the open market and any party who is eligible to purchase property in Australia may participate in the open market sale process. Defence anticipates marketing the completed lots in early 2022 once titles have been issued.



Image 1: Aerial view of the site at 140A Hawthorne Parade

 **What can future owners develop on the site?**

Council is in the process of completing a new Local Environment Plan. The plan provides for a range of residential dwelling typologies. Any new development will need to align with Council's planning scheme and the heritage conservation overlay that applies to the site.

 **Environment and heritage due diligence and preservation of heritage overlay**

Defence has undertaken thorough environmental and heritage investigations of the site that triggered a requirement for minor remediation works to address matters of a common, low risk nature commensurate with Defence's historical use of the site as a training facility. The remediation works were completed by Defence in 2003 to ensure that the site is suitable for future residential development that aligns with Council's prevailing planning scheme and the heritage conservation overlay. Defence and Council will ensure that prospective purchasers are aware that future development will need to preserve

the historical 'garden suburb' character and must comply with any other Council requirements.

Further information can be found on the following Defence website:

www.defence.gov.au/id/PropertyDisposals/haberfield.asp

Defence and Council will continue to keep the community updated as the civil work progresses and look forward to a successful sale of the subdivided lots in early 2022.

Further information

For civil works queries:

 1800 351 235

 enquiries@apac.bgis.com

For future sale of the site:

 property.disposals@defence.gov.au