



# Proposed Development and Construction of Housing for Defence

## AE2 Ermington, Sydney

Statement of Evidence  
To the  
Parliamentary Standing Committee  
On Public Works



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# Proposed Development and Construction of Housing for Defence at AE2 Ermington, Sydney

## Need for Works

### Identified Need

1. There are currently about 2375 Australian Defence Force (ADF) Members With Dependents (MWD) who reside in the Sydney area, not including those living in the adjacent locations of Liverpool, Richmond and Glenbrook. The majority of these personnel work in or close to the Sydney Central Business District (CBD) at Fleet Base East, Victoria Barracks, Randwick Barracks and the Defence Headquarters in Pitt Street.
2. To service the needs of these families, DHA manages about 1650 dwellings in and around Sydney. At 30 June 2011, 1544 families occupied DHA managed housing with an additional 840 families in private rental accommodation and receiving their housing subsidy in the form of Rent Allowance (RA). The proportion of families on RA is 35.6 percent, significantly higher than the Defence and DHA target of 15 percent. This project will assist DHA to significantly reduce the proportion of Defence families in private rental accommodation.
3. In addition to an absolute increase in the size of its Sydney housing portfolio, and in order to reduce the proportion on RA, DHA must cope with the 'churn' created by leased houses reaching end of lease and needing to be replaced. While every effort is made to extend leases on suitable houses<sup>1</sup>, there remains a substantial number that need to be replaced by additional leases, direct purchases and new constructions.
4. In order to increase the overall number of houses in the portfolio while also replacing houses that do not meet the new standard and houses for which leases will expire, DHA has programmed the addition of 626 dwellings, through

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<sup>1</sup> In 2006, Defence introduced its New Housing Classification Policy that increased the minimum standard for Defence housing. Some of DHA's portfolio does not comply with the new minimum standard. These dwellings cannot be candidates for lease renewal, adding to the 'churn'.

constructions and acquisitions, over the financial years 2011/12 to 2015/16. These figures are shown in the summary of DHA's estimated capital investment and residential construction program for the Sydney area at Table 1.

		Yr1 2011/12	Yr2 2012/13	Yr3 2013/14	Yr4 2014/20 15	Yr5 2015/16	TOTALS
Defence Housing Forecast	2,244	2,258	2,302	2,362	2,373	2,373	
<b>Opening Balance</b>		<b>1,641</b>	<b>1,615</b>	<b>1,678</b>	<b>1,791</b>	<b>1,853</b>	<b>1,641</b>
Subtract lease expiries and disposals of substandard stock		<b>355</b>	<b>261</b>	<b>158</b>	<b>239</b>	<b>193</b>	<b>1,206</b>
<b>New Housing</b>	Construction and Acquisition	69	155	165	130	107	<b>626</b>
	New leases	260	169	106	171	106	<b>812</b>
<b>Additions</b>		<b>329</b>	<b>324</b>	<b>271</b>	<b>301</b>	<b>213</b>	<b>1,438</b>
<b>Closing Balance</b>		<b>1,615</b>	<b>1,678</b>	<b>1,791</b>	<b>1,853</b>	<b>1,873</b>	<b>1,873</b>
<b>SHORTFALL</b>		<b>643</b>	<b>624</b>	<b>571</b>	<b>520</b>	<b>500</b>	

Ermington constructions included above      -      108      101

**Table 1: Defence Housing requirements for Sydney and DHA's Capital Plan Sept 2011**

- Table 1 shows the extent of the predicted shortfall in DHA housing against the Defence requirement. An additional 209 dwellings at AE2 Ermington will contribute significantly to the reduction of the RA level in Sydney to below 25 percent by 2015/16. Furthermore, this housing is expected to be highly sought after by Defence families because of its ideal location relative to facilities, the Parramatta River and Sydney.

### Options considered for meeting the need

- The acquisition of 'broadacre' sites followed by development and construction is DHA's preferred delivery method because of the economies of scale associated with bulk procurement of new constructions and the surety of supply that accompanies large development pipelines. This delivery method is even more attractive when well-located Defence land is available, such as in this proposal.
- Other options include the construction of housing on-base where opportunity presents, the purchase of developed land where available followed by construction, the purchase of suitable established houses, and the direct leasing of suitable housing where possible.

8. In relation to this proposal, there is no opportunity in the Sydney area to construct housing on-base. DHA then depends upon a combination of new construction on developed (mostly in-fill) land, purchase of suitable housing where economically viable and direct leasing wherever possible. However, the reality of the Sydney market is that these alternatives have not been able to keep pace with the Defence housing requirement and the churn created by the need to replace existing houses at end of lease.
9. Under the Services Agreement on Housing and Related Matters (2006), DHA was given the opportunity to negotiate a priority sale of surplus Defence land that was suitable for residential construction. Ermington is a very well located parcel of former Defence land in a city where 'broadacre' developments within 20 kilometres of the CBD are virtually unknown.<sup>2</sup>

### **Historical background**

10. The Ermington site was acquired by the Commonwealth in 1943 and used for storage by the US Army during the Second World War.
11. From 1947 the site was used by the Royal Australian Navy as a stores depot until the site was declared surplus to Defence requirements in 1990 (see image of Navy buildings at Supplementary Item 3). Ermington was then leased privately until 1998 when the site, along with the adjacent river front land owned by the Waterways Authority, was rezoned 'Residential'.
12. In 2001, Defence sought PWC approval to undertake site filling and stabilisation works and to construct urban infrastructure to support residential development. In April 2002 the NSW State Government approved the Ermington Master Plan which controls the development of the site (see Ermington Master Plan 2002 layout schematics at Supplementary Item 4) and permits the construction of up to 700 dwellings.
13. Defence obtained four development consents between 2003 and 2005 providing approval for subdivision and the construction of urban infrastructure. In 2004, Defence sold the Eastern portion, comprising land to the east of Creek

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<sup>2</sup> See Supplementary Items 1 and 2 for a map of the AE2 Ermington site and an aerial photograph showing the site and its immediate surrounds.

Park, to Stockland for its *Riverwalk* development that produced 126 residential lots, all of which have since been sold.

14. Defence has satisfactorily completed the construction of the site filling and stabilisation works and has partly completed the construction of the urban infrastructure.
15. DHA acquired the remainder of the site from Defence in June 2011 at the value of \$39 million excluding GST.

### **AE2 Ermington**

16. The estate is to be known as 'AE2 Ermington'. The Department of Veterans' Affairs has been consulted. The AE2 Commemorative Foundation, the DHA Board and the Local Residents' Committee have endorsed the naming.
17. AE2 was the name of the first Allied and Australian submarine to enter the Dardanelles strait in 1915 as part of the Gallipoli campaign. The submarine is fondly referred to as the 'Silent Anzac'. Supplementary Item 5 depicts the AE2 in Sydney Harbour during World War 1.
18. The DHA site at Ermington has been named AE2 to reflect the site's role as a naval depot in World War II. Additionally, AE2 was based at Garden Island and maintained at Cockatoo Island dockyard downriver from this site on the Parramatta River. The project will be completed in 2015 and thus coincides with the 100 year anniversary of the Gallipoli campaign.

### **Heritage impact**

19. Aboriginal Archaeological Survey and Archaeological Test Excavations were conducted in 2002 for the Ermington site prior to the assessment of a Development Application. Both the survey and excavation test found no archaeological constraints to the development of the land as proposed and no further archaeological work is required prior to the commencement of site work.

### **Environmental impact**

20. A flora and fauna survey of the Ermington site was undertaken by specialist environmental consultants in 1999. No species, communities, habitats or populations listed under the NSW Threatened Species Conservation Act 1995 were located. The development does not constitute an 'action' as defined

under the Environment Protection and Biodiversity Conservation Act, 1999 and therefore does not require referral to Environment Australia. Supplementary Item 6 refers.

21. Ten flora species of regional conservation significance were identified in small areas of the Ermington site, including five wetland species. Small areas of these habitats have been created to provide a new home for relocated and propagated plants. DHA will dedicate these areas to Parramatta City Council along with the cycle ways, parklands and other recreational areas.
22. Significant environmental investigations, remediation and validation works have been commissioned by Defence and undertaken since the mid-1990s. In particular, Thiess Services was contracted by Defence to carry out a range of earthworks, civil works and minor remediation works.
23. An environmental site audit required under NSW State Legislation concluded in 2008 that the Ermington Defence land was suitable for residential use. In February 2010, DHA commissioned its own due diligence review of potential contamination issues by a specialist environmental consultant (E3 Consulting Australia Pty Ltd) and GHD. These reviews concluded 'that the Ermington Site is suitable for DHA's proposed medium and low-density residential development without further investigation or remediation.'

### **Key legislation**

24. The following key legislation is relevant to this project:
  - a. *Environmental Protection and Biodiversity Conservation Act 1999*;
  - b. *Defence Housing Australia Act 1987*
  - c. *Building and Construction Industry Improvement Act 2005*; and
  - d. *NSW Environmental Planning and Assessment Act 1979 (EP&A Act)*.

### **Impacts on local communities**

25. Recent development on the adjoining site completed by Stockland has had a positive impact on the local community, with quality housing and increased public amenities such as open space, bicycle paths, park lands, and funding for the upgrade of the Kendal reserve. The master planned development has revitalised this section of the Parramatta River and DHA's AE2 Ermington site

development is expected to further encourage growth and regeneration to the area. The provision of additional public amenities and park lands supports the additional population and improves the amenity of the area.

### **Consultation with stakeholders**

26. DHA's development of the Ermington site will be in accordance with the 2002 Ermington Master Plan. The Master Plan was developed by Defence after extensive consultation with the local community through the Community Reference Group, an active community group made up of local residents. Parramatta City Council was fully engaged in the process leading to the rezoning of the land and in the development of the Ermington Master Plan that was approved and adopted by the State Government through its NSW Planning Department in 2002.
27. In addition to the Ermington Resident's Committee and the Parramatta City Council, organisations consulted in the development of the 2002 Ermington Master Plan included: Sydney Harbour Foreshore Design Review Panel, Waterways Authority, Roads and Traffic Authority, Olympic Coordination Authority, State Transit – Sydney Buses and Sydney Ferries, NSW Department of Housing, and NSW Department of Transport.
28. As part of its stakeholder consultation process, DHA has had five meetings with representatives of Ermington Resident's Committee. The committee is in support of the proposed development of the site. (see Supplementary Item 7) Concerns raised with construction vehicles accessing the site through the residential streets will be addressed by carrying out the development in accordance with the civil works consent and by the utilisation of the newly constructed access onto Silverwater Road.
29. DHA is cognisant of the previous PWC recommendation for DHA, the developer, Council, government and non-government agencies to work together to deliver a socially sustainable development, which meet the best practice requirements identified in recognised frameworks such as the Social Determinants of Health, Green Star Communities National Framework and/or Healthy Urban Development Checklist. To achieve this and create a socially integrated and sustainable community, DHA has engaged Social and Cultural planners to assist with its community consultation process, including:

- an assessment on the impacts an additional 209 Defence families will have on the existing schools and other public amenities in the area;
  - consultation with the NSW Department of Education and other relevant government agencies;
  - maintenance and enhancement of the relationship with the Ermington Resident's Committee; and
  - the publication of a regular community newsletter to local residents as part of on going communication during the planning and throughout the construction period.
30. The Director of Relocations and Housing, Department of Defence, Mr Alan McClelland, has been briefed on the project and has written a letter of support (see Supplementary Item 8). The National Convenor of Defence Families of Australia, Mrs Julie Blackburn, has also been briefed on the project and has provided her support (see Supplementary Item 9).

## **Purpose of Works**

### **Project location**

31. AE2 Ermington is a 16.3 hectare prime riverfront property, fronting the northern shore of the Parramatta River and bounded on the western side by Silverwater Road. The site is 5 kilometres from the Parramatta CBD and 15 kilometres from Central Sydney. It enjoys expansive views across the Parramatta River to Millennium Park and the Olympic Games facilities skyline.

### **Project objectives**

32. The project will involve road and civil infrastructure development, followed by the construction of 209 dwellings for Defence housing, plus possible parallel construction (non-DHA) on the nine apartment sites (super lots) bordering Silverwater Road and the Parramatta River.

### **Project description and scope of works**

33. The proposal is for DHA to develop the site for residential construction consistent with the approved Ermington Master Plan (2002). The DHA proposed development layout at Supplementary Item 10 refers.

34. Following site development, the proposal envisages construction of 209 dwellings in the remaining four stages over a period of 3 years, as follows:
- a. Civil infrastructure;
  - b. 123 three and four bedroom townhouses;
  - c. 53 three and four bedroom courtyard style homes;
  - d. 21 three and four bedroom detached homes; and
  - e. 12 three and four bedroom '4 pack' homes.

The nine super lots will be developed to accommodate the construction of 228 apartments. These super lots will be sold to developers to build apartments and, depending on further housing requirements for Defence, up to 30 percent of the resulting apartments may be utilised by DHA.

#### **Details and reason for site selection**

35. In accordance with the Services Agreement on Housing and Related Matters, DHA purchased this well located Defence land under the priority sale provisions of the Commonwealth Property Disposals Policy.
36. The site is located approximately 5 kilometres from the city of Parramatta, within 20 kilometres of Central Sydney and with prime river frontage. It will provide well located housing for personnel posted to Fleet Base East, to major Defence establishments in the CBD and to other units and formations scattered around Greater Sydney. Its close proximity to the Parramatta area also provides Defence families with good opportunities for employment and easy access to local schools and similar amenities. Photographs are at Supplementary Item 11.
37. The original Master Plan site was a 21.3 hectare property. In 2004, Defence sold the eastern portion of the site to Stockland for its *Riverwalk* development. Now completed, this recent Stockland development has invigorated growth around Ermington and is well integrated into the area. The site that is the subject of this submission is 16.3 hectares in area.
38. The site is adjacent to the existing well established area of Ermington, close to existing services and facilities including major transport routes and as noted above, its location on the northern shores of the Parramatta River provides scope for large foreshore open space recreation areas. These are great



features that will attract Defence personnel and their family relocated to this area. A map of the Ermington residential area showing some of the established social infrastructure is at Supplementary Item 12 and 12a.

### **Public transport**

39. The area is well served by public transport with prospects of improvement. The Rivercat ferry can be boarded from the John Street Wharf (also known as the Rydalmere Wharf), located about one kilometre from the development site.
40. The closest bus stop is on Silverwater Road adjacent to South Street. Other stops are located along Spurway Street and Victoria Road. State Transit is considering a new bus stop on Silverwater Road adjacent to the development site. The local bus operator is expected to extend an existing bus route through the development site. The central avenue has been designed to accommodate this route.
41. The nearest train stations are at West Ryde and Auburn, both approximately 3 kilometres from the Ermington site.

### **Local road and traffic concerns**

42. Local streets have low levels of traffic with all intersections in the area operating at a satisfactory level of service. Traffic movements through the wider area have been modelled on 700 new dwellings (as per the approved Master Plan, which includes the Stockland development). Traffic planners, Colston, Budd, Hunt and Kafes advise that seven main intersections in the area will maintain the current high levels of service. A new access off Silverwater Road has been created to ensure construction traffic does not use the local streets. Colston, Budd, Hunt and Kafes advise that traffic issues will not be significantly worsened by the Ermington development.

### **Zoning, land approvals and land acquisition**

43. The site is zoned R4 (high density residential) under the provisions of the Parramatta City Council Local Environmental Plan (LEP) 2011. The relevant consent authority for planning approvals will be the Parramatta City Council or a NSW Joint Regional Planning Panel (JRPP).

## Planning and design concepts

44. The Ermington Master Plan (2002) is based on five key planning principles:
  - Integration with the locality,
  - Creation of a high-quality public environment,
  - Provision of a village character and sense of community,
  - Creation of a diverse and visually interesting medium density built form, and
  - Adoption of the principles of Ecologically Sustainable Development.
45. The master plan envisages a vibrant foreshore promenade and fingers of parkland extending from the riverside deep into the site. A simple street layout will maximise visual and physical links between housing and the river. The master plan is approved and partially built. The DHA proposal adheres to the master plan, with a variety in dwelling types, and planned differences in the character of individual streets and parklands to be used to create a unique sense of place.
46. The Ermington Master Plan was prepared pursuant to State Environmental Planning Policy No. 56 – Sydney Harbour Foreshores and Tributaries (since repealed) and was approved under Part 4 of the EP&A Act by the Minister for Planning in April 2002. Four separate development applications were made by the Department of Defence and approved by the NSW Minister for Planning under Part 4 of the EP&A Act in respect of various aspects of the redevelopment of the site. The consent (as amended by DA 88-11-2007) issued for subdivision of that part of the site known as Stage 3 (DA 114-4-2002) is relevant to the land now owned by DHA.
47. The subdivision plan proposed by DHA is shown at Supplementary Item 10. The subdivision plan is consistent with the master plan and DA 114-4-2002.
48. DHA is delivering four dwelling types – detached style houses, 4 Pack homes, courtyard homes and townhouses, with apartments being delivered by private developers after the sale of the superlots. The numbers of each, allotment sizes and street frontages are included in the table at Supplementary Item 13.

49. DHA expects that the housing designs will be contemporary, using a mix of different external materials and finishes, with a view to diversity in the built form that will constitute the AE2 Ermington estate. Preliminary work on housing typologies and finishes (Supplementary Item 14) has focused on ensuring that DHA's requirements in terms of amenity can be met on the smaller lot sizes that generally characterise the estate.

### **Structural design and civil works**

50. All design and construction works carried out as part of this project will comply with Local Government, State and Federal Government controls and requirements, and all housing works will meet the requirements of the Building Code of Australia (BCA).
51. Civil works and all building construction requiring certification will be undertaken by approved certifiers and all contractors used for civil works and construction of houses, with contract value over \$3 million, will be accredited by the Federal Safety Commission.

### **Utilities, stormwater, soils and flood control**

52. High voltage power supplies are available, along with appropriate gas and telecommunications infrastructure whilst a major telecommunications line is located along the west boundary.
53. Sewerage and potable water facilities are available on or at the boundaries of the site. Water drains are located on Spurway Street and River Road.
54. Stormwater is conveyed through the site in a combination of channels and pipes. These also serve runoff from parts of the existing Ermington residential area north of the Master Plan site. Flows are piped under the foreshore strip to outlets along the Parramatta River foreshore. A series of ponds and litter traps have been incorporated to reduce the level of pollutants entering the Parramatta River to existing levels or better.
55. In 2008 Defence completed significant civil works and raised the site level, as approximately one third of the Master Plan site was below the level of a 100

year ARI<sup>3</sup> flood. As part of this civil works, the land was filled to at least 2 metres AHD<sup>4</sup>-at the river foreshore, so that floor levels of each dwelling can be constructed to a level approximately 300-500 mm above the level of the 100 year flood, well above the upper limit of tidal influenced ground water across the site. Stabilisation of the filled areas was completed and certified in 2007 in accordance with applicable guidelines.

### **Electrical services, fire protection and home security**

56. Dwelling construction will conform to Australian standards and the Building Code of Australia. Combined security/insect screens will be fitted to all external doors, including sliding doors, and security screens will be fitted to all opening windows on the ground floor level.

### **Acoustics**

57. Development applications for buildings within 200 metres of Silverwater Road are to include a detailed Noise and Vibration Impact Assessment Report that demonstrates that internal noise levels will accord with the relevant Australian standard (AS 2107). Alternatively, building designs must specify 11mm thick laminated glazing to windows, and weather seals to doors and windows on any facades facing within 45 degrees of due west.

### **Landscaping**

58. The DHA Design and Construction Specification (new version under development) will deliver private outdoor spaces for individual lots that either meet or exceed the space requirements of the Ermington Master Plan (2002). Landscaping of these spaces will be in accordance with the DHA Specification using drought resistant native plant species appropriate to the Sydney climate. Landscaping of ground level apartment outdoor spaces not covered by the DHA specification will be in accordance with the Master Plan (30 percent of space

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<sup>3</sup> ARI is the Average Recurrence Interval

<sup>4</sup> AHD is the Australian Height Datum and is generally equal to mean sea level. 2 metres AHD is then 2 metres above mean sea level.

allocated to soft landscaping). A schematic of the Preliminary Landscape Master Plan is at Supplementary Item 15.

### **Water and energy conservation measures**

59. DHA constructed dwellings will comply with DHA's design requirements. In particular, these dwellings must achieve a minimum 6 star Energy Efficiency Rating (EER) as certified by an independent accredited assessor, using Nationwide House Energy Rating Scheme (NatHERS) or other equivalent method. Reduction of demand on the potable mains supply will be achieved through a combination of water efficient shower heads, flow regulators to basins and sinks, and dual-flush toilet cisterns.

### **Parklands and streetscapes**

60. Parkland will cover almost one-fifth of the total AE2 Ermington development site (including that part already developed by Stockland). A vibrant foreshore promenade is expected to invite public use of the water. Fingers of parkland will extend from the waterside deep into the development. The central finger will be a large local park (Broadoak Park) for informal play and leisure that will function as a 'village green'. The eastern finger (Creek Park) extends northwards to the existing Tristram Reserve to create a continuous wetland park system of cycle/pedestrian ways, endemic trees and water plants. The third finger park (Navy Park) also extends into the site. This layout acknowledges the most recent use of Ermington as a naval stores depot. A fourth parkland will extend along the river frontage and be known as River Park. A schematic diagram showing the extent of parklands and recreation areas relative to building lots as per the original Ermington Master Plan is at Supplementary Item 16.
61. The street layout is simple and designed to invite the general public to explore the area and use the parks. The existing River Road and Spurway Street extend straight to the foreshore park. A central east-west avenue links these streets. Local streets will cross the avenue and run straight to the waterfront parklands, maximising the visual and physical links between housing and the river. A schematic diagram showing street layout and feature names is at Supplementary Item 17.

62. The central connection between River Road and Spurway Street will be a wide avenue with quiet narrower local streets feeding off it. The proposed layout will provide a convenient route for a bus service, with bus stops being a short walk from all future dwellings on the site.
63. In addition to the central avenue, cycle routes have been created along the foreshore and on the Silverwater Road embankment. Street design objectives in the Ermington Master Plan (2002) make express provision for pedestrian-friendly movement through inclusion of attractive walking routes through parks and footpaths to all streets that range in width from 1.2 to 1.5 metres. All pedestrian routes will be accessible to, and useable by, people with disabilities.
64. All streets will make provision for kerbside parking. In addition, the Master Plan specifies that on-site car parking will be provided as follows:
  - 1 space per one bedroom dwelling,
  - 1.25 spaces per two bedroom dwelling, and
  - 1.5 spaces for a dwelling with three or more bedrooms.

Setback design controls will permit an extra parking space between the garage and dwelling front boundaries.

### **Housing Choice**

65. 'Housing Choice', as defined in the approved Master Plan, comprises self-contained and smaller accommodation units which are to be provided at a rate of 3 percent of all dwellings. This equates to a DHA commitment to provide 13 'Housing Choice' dwellings to be made available as affordable housing.

### **Provisions for people with disabilities**

66. The AE2 Ermington development will include footpath designs that accommodate wheelchair access and provide easy access to houses.
67. DHA will ensure the provision of dwellings built to the Silver Level Core Liveable Housing Design Elements.

### **Community facilities, childcare and schooling**

68. The AE2 Ermington site is well served by nearby social infrastructure. The Victoria Road shopping centre includes a large supermarket, a hotel and a wide

variety of specialty shops and is well able to service the local shopping demands of the expected additional population. Major commercial centres are available at Top Ryde and Parramatta, both easily accessible by bus from Victoria Road.

69. Ermington is an established area with existing child-care centres, primary and secondary schools to accommodate the needs of the number of families moving into this development. As part of its community consultation process, DHA engaged Social and Cultural planners to liaise with the NSW Department of Education and other relevant government agencies to notify them of the potential future demands for their services in the area and jointly will deliver a socially sustainable development.
70. DHA will dedicate parks, playgrounds and cycleways to Parramatta City Council.

### **Occupational health and safety measures**

71. DHA contractors delivering works valued at more than \$3 million will be accredited by the Federal Safety Commissioner. Work contractors will also adhere to relevant legislative requirements, including Workers Compensation Act and the OHS Act.

## **Cost-effectiveness and public value**

### **Outline of project costs**

72. The estimated overall project cost is \$90.6 million including GST but excluding the cost of land. The cost will be met from DHA equity and debt funding and will be recovered through sale of individual lots and the sale of DHA constructed housing through its Sale and Lease Back program.

### **Details of project delivery system**

73. Site development and dwelling construction packages will be contracted on a fixed price lump sum basis through an open tender process. The successful tenderers will be required to comply with the DHA Design and Construction Specifications and with architectural guidelines aimed at delivering homes that are sympathetic to the general character of the area.





## Construction schedule

74. Subject to Parliamentary approval by May 2012, the significant milestones to achieve completion of the project by end of year 2014 are:

Date	Milestone
Jun 11	Finalise site acquisition
Sep 11	Civil and Architectural Design commence
Feb 12	Civil Design works complete
May 12	PWC Approval process complete
Jun 12	Civil Construction commence
Jun 12	Lodge Development Application
Dec 12	Consent to construct dwellings
Jan 13	Dwelling construction commence
Feb 14	Civil construction works complete
Dec 14	Dwelling construction complete

## Public value

75. This proposal will contribute 'public value' by adding to the stock of housing used to meet Defence obligations to members of the ADF and their families posted to Sydney, thus enhancing the key objective of retention of Defence personnel. More broadly, while alleviating pressure on the Sydney rental market, the AE2 Ermington project will create jobs in the development and construction industry and, through the sale and subsequent development of the nine super lots, provide additional dwellings to the Sydney housing market.

## Revenue

76. Details of the financial aspects of the project are included in a separate commercial in confidence briefing to the PWC.

# Supplementary information

- Item 1 Site location map
- Item 2 Aerial of site
- Item 3 Aerial of site circa 1996 (showing Navy Stores)
- Item 4 Original master plan (2002)
- Item 5 AE2
- Item 6 Environment Protection and Biodiversity Conservation Act 1999 – Decision Notice
- Item 7 Letter from Ermington Resident's Committee
- Item 8 Letter from Director Relocations & Housing
- Item 9 Letter from Defence Families Australia
- Item 10 Sub-division plan
- Item 11 Photographs of site
- Items 12&12a Map of social infrastructure (e.g. schools, parks)
- Item 13 Summary of dwelling types including allotment sizes
- Item 14 Housing typologies, typical finishes and colour schemes
- Item 15 Preliminary landscape master plan
- Item 16 Map of land use areas (parks etc)
- Item 17 Street layout and feature names

# Supplementary item 1

## Site location map





# Supplementary item 2

## Aerial of site





## Supplementary item 3

### Aerial of site circa 1996 (showing Navy Stores)
























# Supplementary item 4

## Original master plan (2002)



 Public open space	 Embankment planting for visual screening	 Residential lot	 C2 Terrace house with rear parking	 F Waterfront apartment building
 Pond	 Proposed mass native ornamental grass planting	 A Freestanding house	 D Combination building (apartments with a semi-detached house on one or both sides)	 Publicly accessible building, e.g. local business, ferry passenger shelter
 Macrophyte planting in detention pond	 Proposed stone lined drainage channel	 B Courtyard house or duplex	 E Apartment building	
 Highlight feature paving	 Existing navigation beacon	 C1 Terrace house with side parking		
 Low shrub and ground cover	 Proposed picnic shelter			



# Supplementary item 5

## AE2

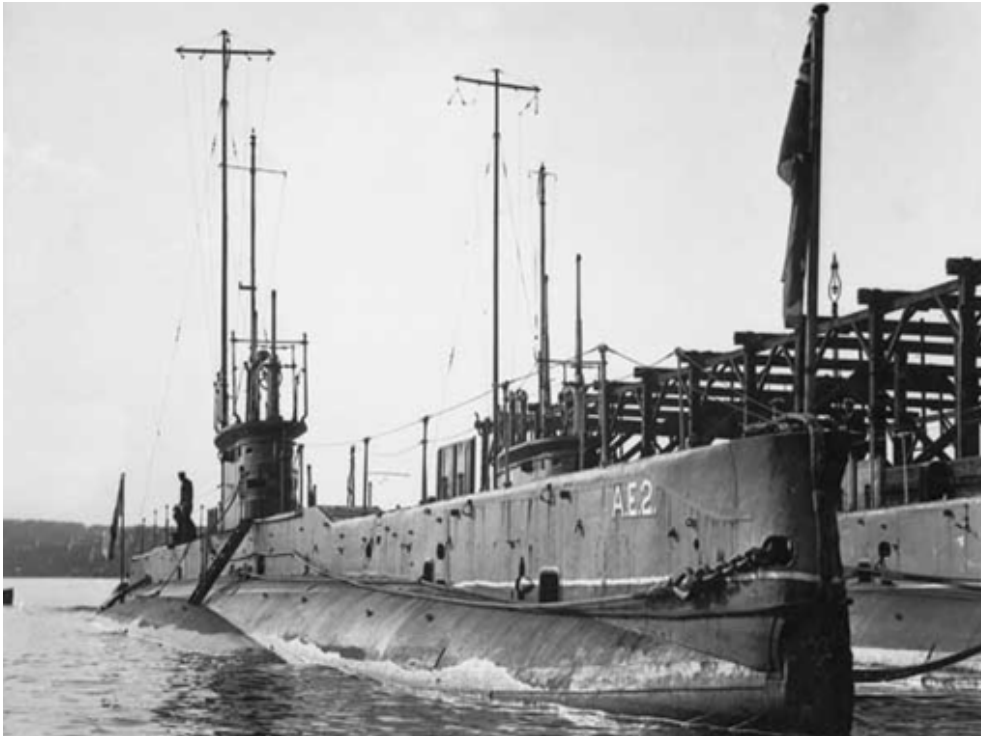


Photo: HMAS AE1 and AE2, 1914 Australian War Memorial Negative Number H1159.

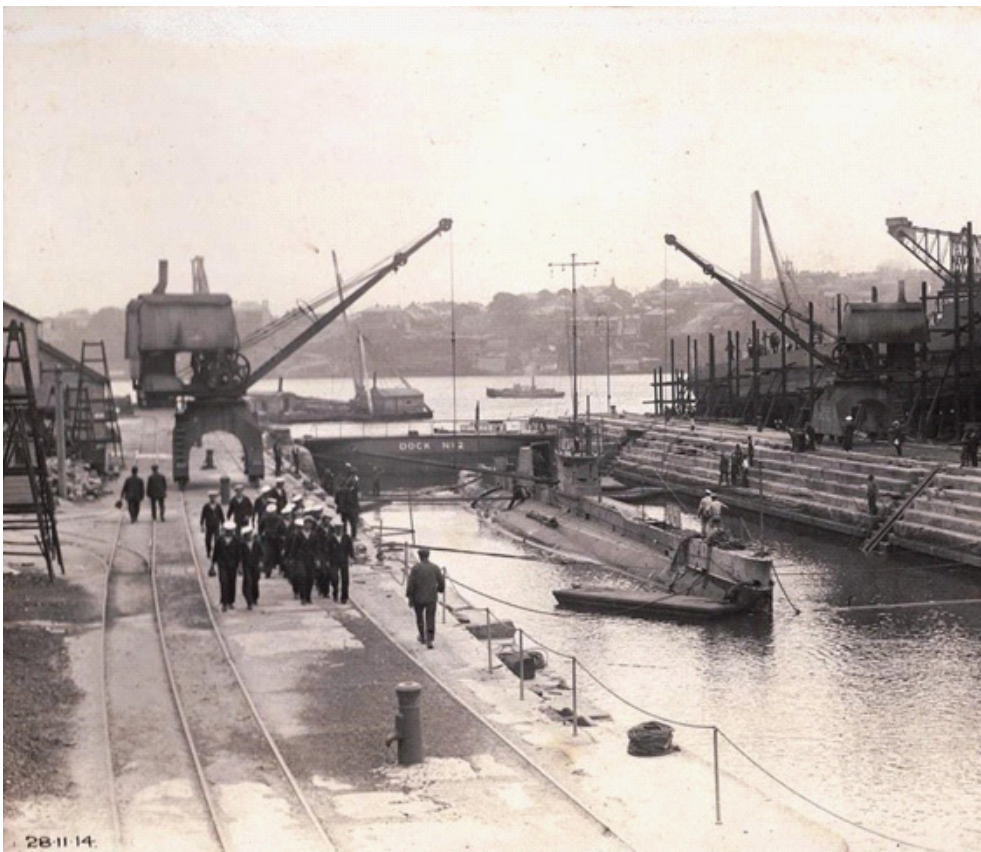


Photo: HMAS AE2 in Fitzroy Dock c1914. Photo Cockatoo Island Dockyard. By Kookaburra 2011.

# Supplementary item 6

## Environment Protection and Biodiversity Conservation Act 1999 – Decision Notice

**AUSTRALIAN GOVERNMENT**

**ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999**

**DECISION THAT ACTION IS NOT A CONTROLLED ACTION**

Pursuant to section 75 of the *Environment Protection and Biodiversity Conservation Act 1999*, I, MARK FLANIGAN, Assistant Secretary, Policy and Compliance Branch, Department of the Environment and Heritage, decide that the proposed action, set out in the Schedule, is not a controlled action.

**SCHEDULE**

The proposed action by the Department of Defence to develop a residential subdivision, including the construction of roads, parklands and associated trunk infrastructure, at Spurway Street, Ermington, New South Wales, and as described in the referral received under the Act on 25 July 2003 (EPBC 2003/1130).

Dated this 22 day of August 2003



ASSISTANT SECRETARY  
POLICY AND COMPLIANCE BRANCH  
DEPARTMENT OF THE ENVIRONMENT AND HERITAGE



# Supplementary item 7

## Letter from Ermington Resident's Committee

4 November 2011

Mr Gulliver Coote  
Development Manager  
Property Provisioning Group  
Defence Housing Australia  
Level 13, 2-12 Macquarie Street,  
Parramatta NSW 2150

Dear Mr Coote

### **Defence Housing Australia's Plans for the Ermington site and its submission to the Federal Government's Parliamentary Public Works Committee**

I am writing to you as Chairman of the Ermington Residents' Committee. This Committee was set up in May, 1996 at a public meeting at the Ermington Community Centre, with the support of Parramatta City Council, for the purpose of representing the community interests in the development of the former Naval Stores site on Spurway Street Ermington adjoining Parramatta River.

At the time the Committee was setup, the Department of Defence owned the site and our Committee worked closely with the Ermington community, Council and Defence as the site was rezoned, remediated from contamination, filled and compacted, master planned, development applications sought and received, and site works undertaken. This active involvement started back in 1996 and has continued to 2011 when DHA have acquired the site.

The Committee was an active participant in the Public Works Committee hearings that were held in Ermington in February 2001. These hearings were related to Defence's works that have now been completed. I draw your attention to the Hansard Record of Parliament of Thursday 24 May 2001 page 27061 where the Committee's involvement on the site was acknowledged in the Approval of Work motion. I include a brief extract as follows:

***Mr ROSS CAMERON (Parramatta) (5.08 p.m.)—I rise to support the motion, to commend it to the House and to do three things: firstly, to pay tribute to my parliamentary colleague, Mr Bruce Baird, the member for Cook, whose efforts have some bearing on the value of the site; secondly, to commend the Defence asset disposals group, who have conducted themselves with great professionalism, and it is to the great credit of the department on this occasion that community support for the redevelopment is very high; and, thirdly and most importantly, to commend the members of the residents committee that was created to work closely with the department to represent the views and concerns of the residents in redevelopment of this most significant site— Mr Slipper—As the local member, you've worked with them too. Mr ROSS CAMERON—As the local member, as the parliamentary secretary says, it has been my pleasure to be involved as some sort of support and encouragement to the residents, but I have to confess that they have really discharged this responsibility very effectively, without great assistance from their local member. This is a community with a great sense of spirit and cohesion. There has been no real internal politics of an unhelpful kind—it has just been a common sense discussion, a raising of concerns, and an addressing of them in a sequential and rational way. The residents of Ermington will derive enormous long term benefits from that process.***

The Committee worked very effectively with Defence and its Management team. The Defence initiated Master Plan and the Defence initiated Development Consents for the site that were approved by the NSW Government, were a collaborative effort of the community via the Committee, and Defence's team. Importantly, the Committee now expects DHA to adopt the principles and details contained in the Master Plan and if it wishes to depart from any aspects, to work with the Committee in considering any changes.

Further, Defence initiated a world class community consultation regime lead by NPC, its Project Managers. NPC on behalf of Defence lead an effective and proactive communication and participation approach with the Committee and other stakeholders that ultimately caused a positive and supportive approach from the community. This resulted in the Committee being nominated for a Prime Minister's Community Partnership Award. As the Chairman of the Committee, I have been invited to speak at other Council community groups to tell them of our experiences and how positive community partnerships can be managed. The Committee expects that DHA will continue with the same approach.

The Committee understands that DHA propose to seek the Public Works Committee's support for its program of works that we understand to be:

- Finishing the urban infrastructure works partially completed by Defence, and
- Building the housing on the site that will be occupied by Defence personnel.

The Committee notes that you as the DHA Development Manager, have introduced yourself to the Committee and confirmed DHA's desire to continue with a similar consultation approach to that implemented by Defence. We also note that you have discussed some of the preliminary housing concepts with the Committee and have agreed to involve the Committee as more defined proposals emerge. The Committee looks forward to reviewing the layouts and designs as they are developed and providing feedback from the community's viewpoint.

The Committee strongly supports the completion of the development on the site generally in accord with the Defence Master Plan, and supports DHA's application to the Public Works Committee to obtain the necessary funding. When the Public Works Committee exhibits the hearing documents, the Committee will provide a submission on behalf of the community and looks forward to the opportunity of attending the public hearing.

The Committee understands that DHA may include this letter with its submission to the Public Works Committee and would be pleased to provide any further details that may assist DHA in its application.

Yours faithfully



Ken Newman JP 110433  
Chairman, Ermington Resident's Committee

# Supplementary item 8

## Letter from Directorate Relocations & Housing



**Australian Government**  
**Department of Defence**  
Defence Support Group

Directorate of Relocations & Housing  
Personnel Services  
Campbell Park Offices (CP3-7-035)  
CANBERRA ACT 2600  
☎: 02 6266 3543

Mr Peter Howman  
Chief Operating Officer  
Defence Housing Australia  
26 Brisbane Avenue  
BARTON ACT 2600

Dear Mr Howman,

### **DHA Housing Project Ermington, Sydney, NSW.**

Thank you for your recent briefing presentation on the Ermington development. I strongly support the proposed plan developed by Defence Housing Australia (DHA) for Ermington, Sydney.

Housing is a critical issue for Defence in the Sydney area, with a high proportion of members forced to rent houses in the private market because of a shortage of DHA housing stock close to their posting location. This situation is undesirable as it requires members of the Australian Defence Force (ADF) and their families to occupy temporary accommodation while they search for suitable housing. Members may also be required to change rental accommodation during their posting tenure. This can be at considerable additional cost to Defence.

The proposed development at Ermington will be ideally suited to house members posted to any of the Sydney posting locations. It is centrally located and has easy access to community facilities like schools, shops and public transport.

DHA propose to construct 209 Service Residences on this site, with a good mix of 3 and 4 bedroom homes that are both townhouses and detached dwellings. The Rent Bands for these houses will range from RB2 to RB4.

I am confident that the accommodation DHA proposes to construct will be very popular with ADF Members and their families who work in the Sydney area. It will greatly assist Defence meeting its obligations to provide community standard housing for Defence families

Yours sincerely



**Alan McClelland**  
Director Relocations & Housing  
/ May 2010



# Supplementary item 9

## Letter from Defence Families Australia



Defence Families of Australia  
CP2 - 1 - 11  
Campbell Park Offices  
Canberra ACT 2600

Mr Vern Gallagher  
General Manager Business Process  
Defence Housing Australia  
26 Brisbane Avenue  
BARTON ACT 2600

2 Nov 2011

Defence Housing Project : Ermington, NSW

Dear Mr Gallagher,

Thank you for the recent updates on the proposed Defence Housing development for Ermington, NSW.

The supply and location of housing in Sydney presents concern for many Defence families, especially for those in which the Serving Member is posted within the Central Business District, and to bases such as Fleet Base East and Victoria Barracks. It is important for Defence families to be located in service housing that is in-keeping with Defence Requirements, that also provides some degree of outdoor living and proximity to work location. Access to schooling, amenities, public transport and work opportunities for the family members is also important. With many of the current housing stock situated in outer Sydney suburbs, factors relating to transit times, proximity to spouse employment, private schooling, and city lifestyle, often sends many families to the private rental market, thus adding to family pressures in finding suitable housing on posting. The creation of housing options closer to the city as described to me in the Ermington project, has the potential to address some of these factors and thus alleviate some of this pressure.

Due to the limitations of available land in Sydney, I understand that there will be a need to maximise the number of dwellings on the proposed site, therefore resulting in an overall medium density development. Among the challenges that many Defence families face when they move from state to state, is the expectation of similar housing conditions in each location. Storage for property becomes difficult when moving from large to smaller housing and providing solutions within new housing developments to address this detail will be beneficial to Defence members. I am pleased to see that particular attention will be paid to planned open spaces including parks, reserves, cycle and walk ways, and especially to the preservation of quality access to the Parramatta River, in attempt to overcome the characteristics of this style of living. Consideration given to access to public transport to the city will enhance the attraction to families to live in this area.

Defence Families Australia (DFA) supports the Ermington project as presented at this time, and would welcome updates on its progress, as well as being kept informed on other projects being planned by DHA.

Yours Sincerely,



Julie Blackburn  
DFA National Convenor  
Ph: 0410 626 103  
Email: [julie.blackburn1@defence.gov.au](mailto:julie.blackburn1@defence.gov.au)



# Supplementary item 10

## Sub-division plan



## Supplementary item 11

### Photographs of site



**Figure 9: View from Millennium Mound**  
The only extensive stretch of open riverbank on the north side of the Parramatta River within several kilometres of the Master Plan site is directly adjacent. The Master Plan offers an opportunity to improve the quality and provide a valuable public open space link along this significant stretch of foreshore.

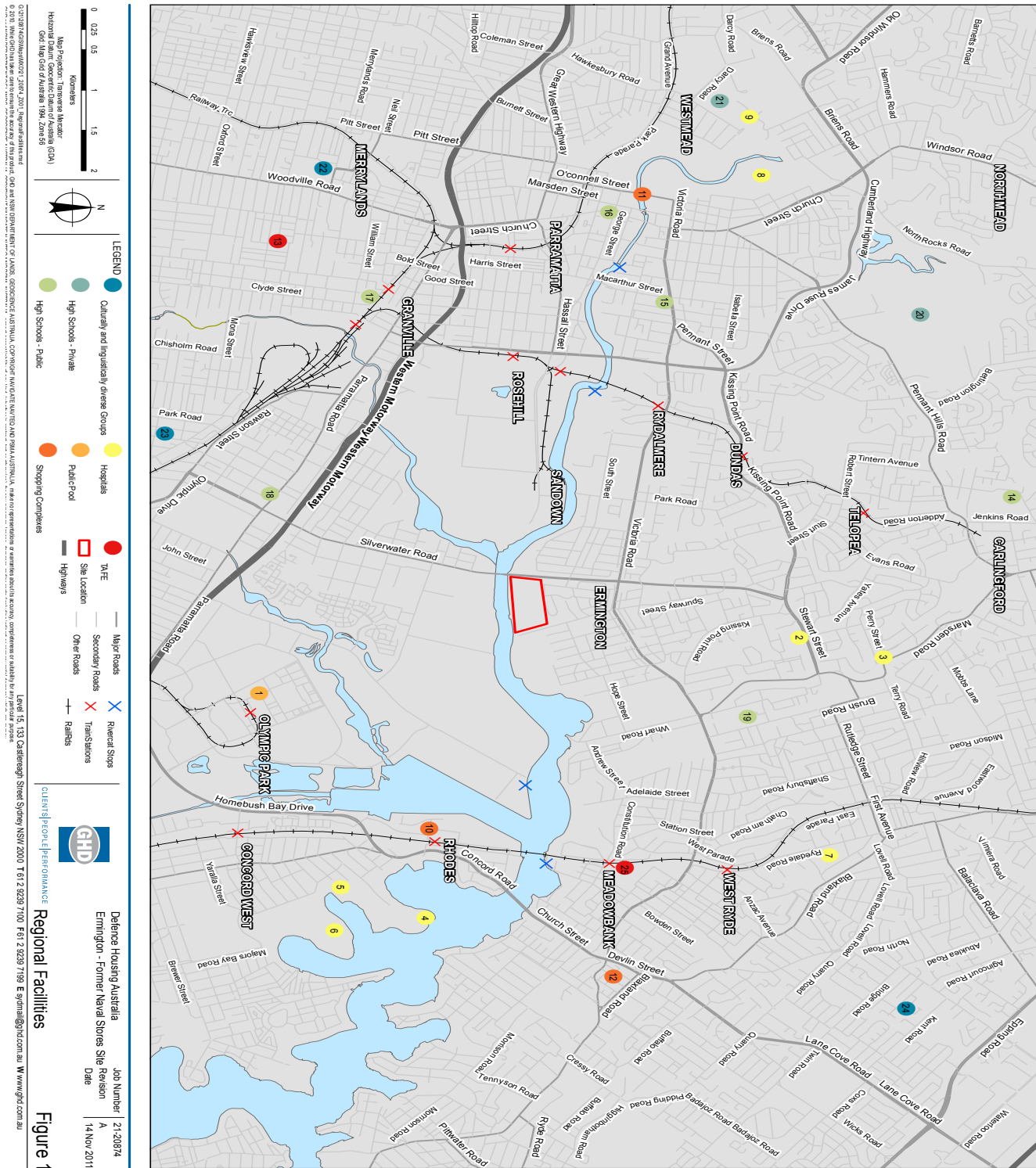


**Figure 11: View from a local residence**  
This view is from the rear of 11 Hilder Street, looking south over the Master Plan site. Many houses and streets uphill from the Master Plan site have extensive views southwards across to the Parramatta River, Olympic buildings and the Millennium Parkland.



# Supplementary item 12

## Map of social infrastructure - regional



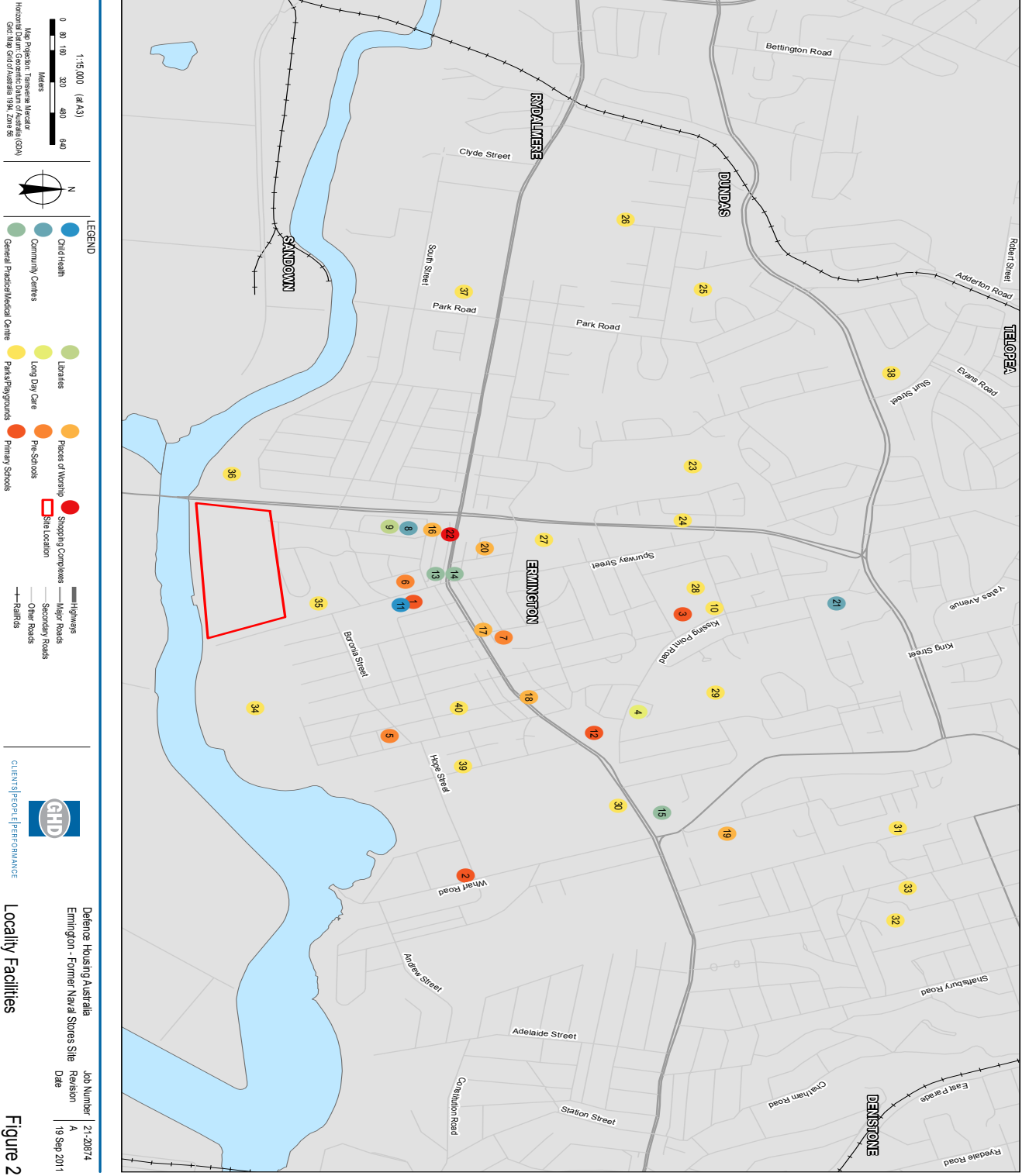
# Infrastructure legend

- 1 Sydney Olympic Park Aquatic Centre Public Pool
- 2 Lottie Stewart Hospital Hospitals
- 3 Allowah Childrens Private Hospital Hospitals
- 4 Rivendell Child, Adolescent and Family Unit Hospitals
- 5 Concord Hospital Hospitals
- 6 Dame Eadith Walker Hospital Hospitals
- 7 Ryde Hospital Hospitals
- 8 Cumberland Hospital Hospitals
- 9 Westmead Hospital Hospitals
- 10 Rhodes Shopping Complex Shopping Complexes
- 11 Parramatta and Wesfield Parramatta Shopping Complexes
- 12 Top Ryde Shopping Complexes
- 13 TAFE NSW - South Western Sydney Institute Granville TAFE
- 14 Cumberland High School (co-ed) High Schools - Public
- 15 Macarthur Girls High School High Schools - Public
- 16 Parramatta High School (co-ed) High Schools - Public
- 17 Auburn Girls High School High Schools - Public
- 18 Granville Boys High School High Schools - Public
- 19 Marsden High School (co-ed) High Schools - Public
- 20 Tara Anglican School for Girls High Schools - Private
- 21 Parramatta Marist High (Boys) High Schools - Private
- 22 United Australian Lebanese Movement Culturally and linguistically diverse Groups
- 23 Australian Islamic Cultural Centre Culturally and linguistically diverse Groups
- 24 Indonesian Association of NSW Culturally and linguistically diverse Groups
- 25 TAFE NSW - Meadowbank TAFE



# Supplementary item 12a

## Map of social infrastructure - local



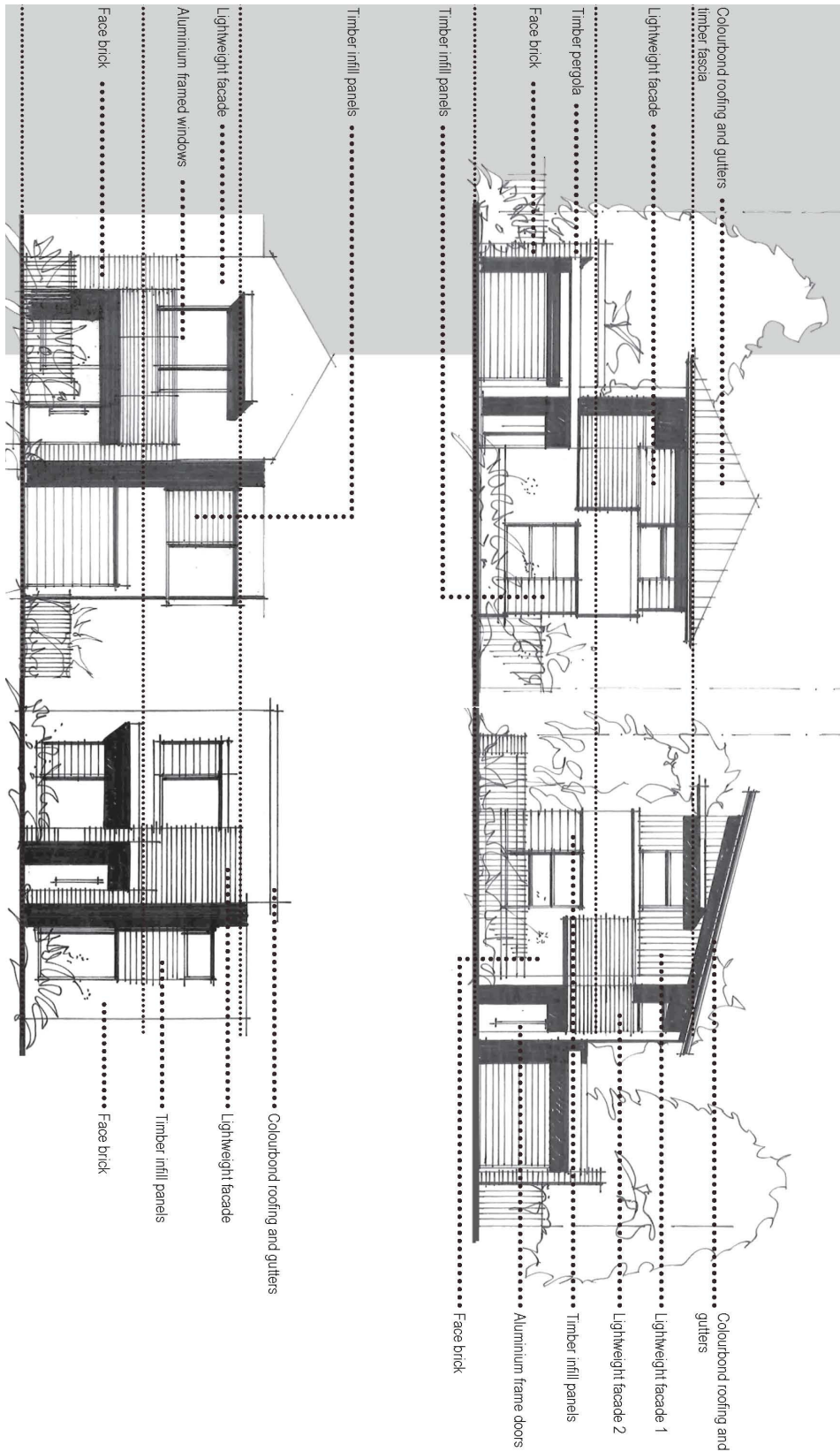
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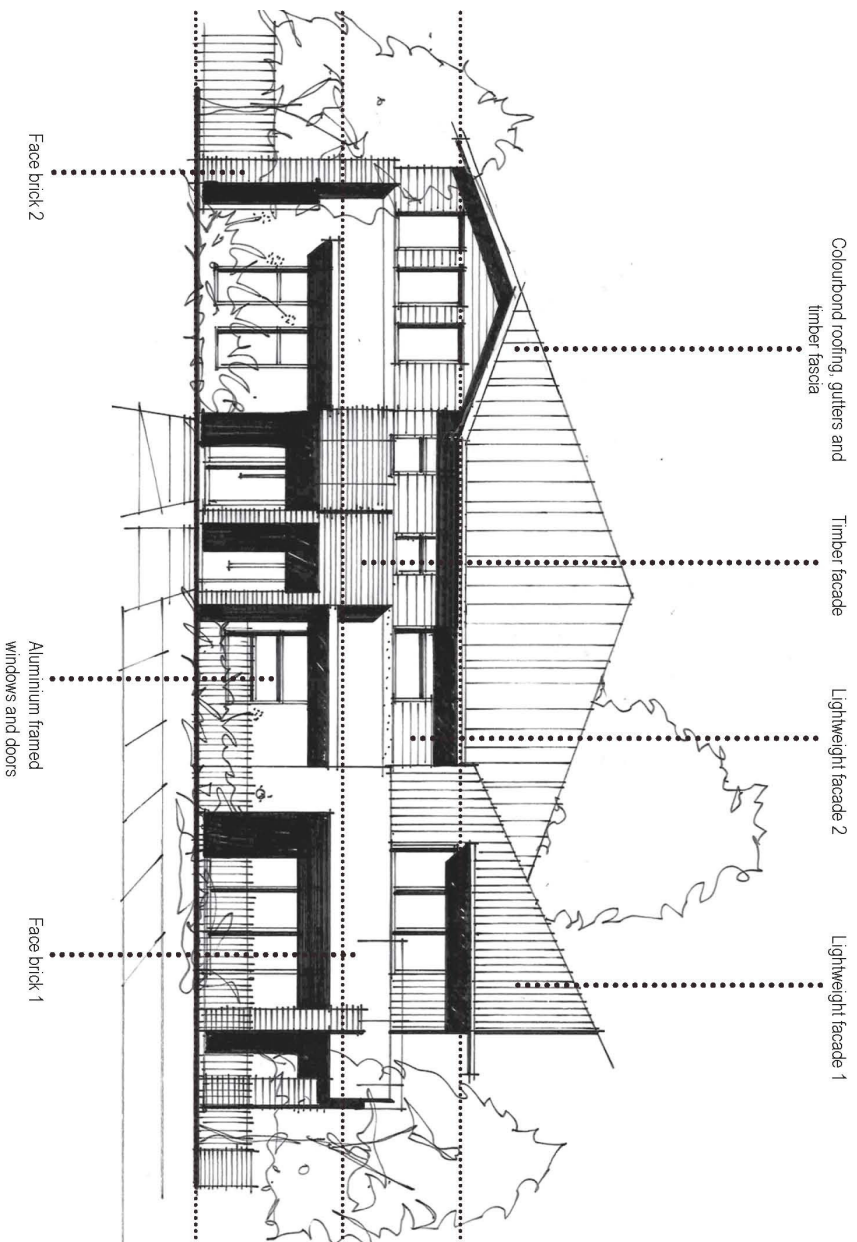
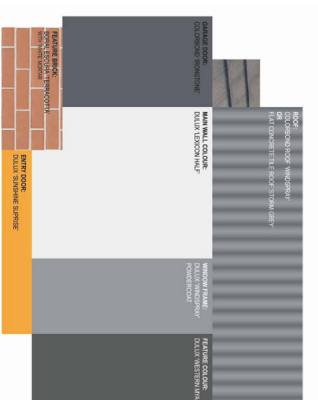
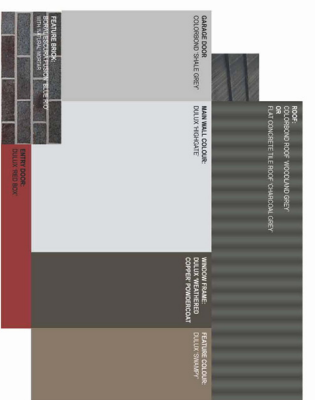
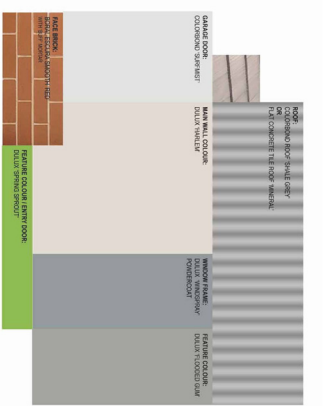
- 1 Rydalmere East Primary School Primary Schools
- 2 Melrose Park Primary School Primary Schools
- 3 Ermington West Primary School Primary Schools
- 4 Active Kids Ermington Long Day Care
- 5 Ermington Bear Preschool/Massie Kindergarten Pre-Schools
- 6 Platypus Pre-School Pre-Schools
- 7 Uniting Childcare Centres & Preschool Kindergartens Pre-Schools
- 8 Ermington Community Centre Community Centres
- 9 Ermington Library Libraries
- 10 Thomas Wemyss Park Parks/Playgrounds
- 11 Early Childhood Health Centre Child Health
- 12 Ermington Public School Primary Schools
- 13 Ermington Medical Practice General Practice/Medical Centre
- 14 Skin Cancer Clinic General Practice/Medical Centre
- 15 Kearns James General Practice/Medical Centre
- 16 Burnside Places of Worship
- 17 Uniting Church Places of Worship
- 18 Uniting Church Places of Worship
- 19 St Marks Anglican Church Places of Worship
- 20 Riverside Church Places of Worship
- 21 Kissing Point Cottage - DCO ADF Community Centre Community Centres
- 22 Betty Cuthbery Shops Shopping Complexes
- 23 Upjohn Park Parks/Playgrounds
- 24 Keith McKinnon Park Parks/Playgrounds
- 25 Williams Reserve Parks/Playgrounds
- 26 Jim Crowqey Reserve Parks/Playgrounds
- 27 Eccles Park Parks/Playgrounds
- 28 Thomas Wemyss Park Parks/Playgrounds
- 29 Cowells Land Reserve Parks/Playgrounds
- 30 Bartlett Park Parks/Playgrounds
- 31 Lambert Park Parks/Playgrounds
- 32 Lynn Park Parks/Playgrounds
- 33 Warrawong Reserve Parks/Playgrounds
- 34 George Kendall Riverside Park Parks/Playgrounds
- 35 Tristam Reserve Parks/Playgrounds
- 36 Eric Primrose Reserve Parks/Playgrounds
- 37 Rydalmere Park Parks/Playgrounds
- 38 Sturt Reserve Parks/Playgrounds
- 39 Hughes Ave Reserve Parks/Playgrounds
- 40 Millers Reserve Parks/Playgrounds



# Supplementary item 14

## Housing typologies, finishes and colour schemes







# Supplementary item 15

## Preliminary landscape master plan





# Supplementary item 16

## Map of land use areas (parks etc)



### Key

-  Parks
-  Street reserves
-  Building lots

0 20 50 100 m





# Supplementary item 17

## Street layout and feature names

