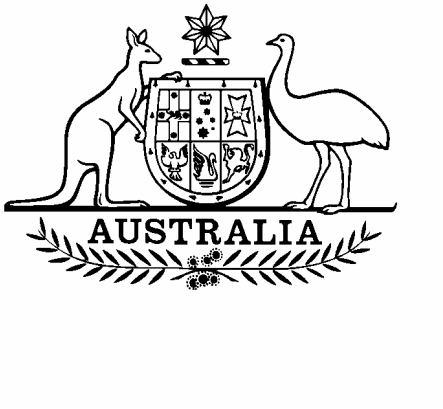

PROVISION OF FACILITIES FOR THE AUSTRALIAN CAPITAL TERRITORY MULTI USER DEPOT ACT

STATEMENT OF EVIDENCE TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

DEPARTMENT OF DEFENCE
CANBERRA ACT
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INTRODUCTION

1. There are a number of Reserve and Cadet units currently located in the ACT. The Navy and Air Force units are located at HMAS Harman and RAAF Fairbairn respectively. The Army Reserve units and Army Cadets are located at the Werriwa Training Depot in Allara Street, Civic. The requirement to develop a Multi User Depot (MUD) includes:

- the closure of RAAF Fairbairn and the need for the units accommodated at Fairbairn to be relocated by May 2004, and
- the future disposal of the Werriwa Training Depot in Civic.

OBJECTIVE

2. The objective of this proposal is to provide facilities at HMAS Harman, ACT, for a Multi User Depot for a RAAF Regular Unit, and various Defence Reserve and Cadet units. It will concentrate Reserve and Cadet units, provide accommodation for the Units which will vacate RAAF Fairbairn and provide generally improved training and administrative facilities which will realise savings in the operating costs of these Units.

BACKGROUND

Current Locations

3. The units to be accommodated at the ACT MUD and their current locations are:

	Unit	Current Location
a.	Training Ship (TS) Canberra (Navy Cadet Unit)	HMAS Harman;
b.	10th Field Battery, 23rd Field Regiment (Army Reserve Artillery Unit)	HMAS Harman;
c.	4th Troop, 27th Combat Engineer Squadron (Army Reserve Engineer Unit)	Allara Street Depot
d.	C Company, 4/3 Royal New South Wales Regiment (Army Reserve Infantry Unit)	Allara Street Depot
e.	Main Divisional Signal Squadron (MDSS), 8th Signal Regiment (Army Reserve Signals Unit)	Allara Street Depot
f.	Combat Support Team A (CST (A)) Combat Service Support Battalion (Army Reserve Logistics Unit)	Allara Street Depot
g.	224 Regional Cadet Unit (224 RCU) (Army Cadet Unit)	Allara Street Depot
h.	Ground Defence Continuation Training (RAAF Regular Unit)	RAAF Fairbairn
i.	28 Squadron (28 SQN)(RAAF Reserve Unit)	RAAF Fairbairn
j.	315 Squadron (315 SQN) (RAAF Cadet Unit)	RAAF Fairbairn

4. The Commonwealth sold RAAF Base Fairbairn in 1999 with a provision for continued occupancy until May 2004. The Units based at RAAF Fairbairn are to be relocated to minimise ongoing leasing costs to the Commonwealth.

5. The Werriwa Depot in, Allara Street Civic, is currently listed for disposal in 2004 / 2005.

HMAS Harman

6. HMAS Harman is located to the east of Canberra on the ACT side of the ACT / NSW border and adjacent to the western suburbs of Queanbeyan.

7. HMAS Harman currently houses a number of Defence, Navy and Army Units and single and married accommodation for Defence personnel. The Base has messes and sporting facilities and a small arms range which provides additional utility for MUD Units and efficiencies through joint use.

Background to the MUD Concept

8. The Multi-User Depot concept involves the provision of a single facility or set of facilities for sharing by a number of part-time (Reserve or Cadet) units. The concept provides efficiencies because the Reserve and Cadet Units typically use the facilities for one night per week and one weekend per month. Programming these training periods enables the occupancy rate of the shared facilities to be significantly improved when compared to the occupancy rate for facilities that are dedicated to a single Reserve or Cadet unit. Furthermore, the improved utilisation of the facilities supports the provision of training and administrative facilities that may not be otherwise justifiable.

OPTIONS CONSIDERED

9. The location of the MUD was decided after a preliminary consideration of all existing Defence sites and a detailed consideration of the following potential sites:

a. Campbell Park Office surrounds;

b. The current Werriwa Depot;

c. Majura Field Firing Range;

d. A range of sites leased or purchased from the ACT Government; and

e. HMAS Harman.

10. HMAS Harman was selected after a consideration of factors including:

a. The area of land required (including for associated outdoor training activities);

b. The location of the site with regard to accessibility and recruiting and retention; and

c. The ability to commence operation of the facility in the required timeframe.

11. A number of siting options within HMAS Harman were also considered and evaluated which led to the solution presented in this proposal.

GOVERNING CONSIDERATIONS

Relevant Defence Policies

12. The Defence White Paper *Defence 2000 Our Future Defence Force* identifies a number of initiatives to support the Defence Reserves including *improved training* and *better recruitment and retention strategies for the Reserves*. The White Paper also identified a commitment to *expanding the participation of young Australians in the Cadet Scheme and to providing the resources needed to achieve that*. This proposal is directly aimed at these initiatives.

Master Planning Considerations

13. The land on which the MUD is to be constructed is Defence owned land and is under the planning control of the National Capital Authority.

14. The MUD concept is consistent with the current HMAS Harman Development Control Plan.

THE REQUIREMENT

15. The facilities required for the Multi-User Depot are:

a. Working accommodation including office accommodation and specialist training facilities;

b. Shared training facilities in the form of lecture rooms, syndicate rooms and conference rooms and parade ground;

c. Storage facilities including provision for general stores and weapons;

d. Workshop facilities for nominated units;

e. Unit vehicle and specialist vehicle storage and maintenance facilities;

f. Shower and change facilities;

g. Close training areas;

h. Access to messes, gymnasium and medical aid post; and

i. Access to parking areas.

Shared Accommodation

16. Providing dedicated facilities for each user unit will involve the provision of a larger facility than will be required if the facilities are shared. Table 1 below outlines the numbers of staff in each unit.

	TOTAL STAFF
RAAF Units CSUFBN GROUND DEFENCE	50
28 Squadron	121
315SQN, AFC	120
	291
ARMY Units	
10 FD BTY, 23 FD REGT	99
5 CSSB	80
27CES, 5CER	67
4/3 RNSWR C Coy plus dets	168
MDSS, 8 SIG REGT	100
224RCU CANBERRA	149
	663
NAVY Unit	
TS CANBERRA	46
	46
TOTAL	**1000**

Table 1 – Unit Staff Numbers

17. Adopting a shared approach provides the ability to increase the utilisation of the facilities and provides for an overall reduction in the facilities required as indicated in the tables below.

UNIT	Monday	Tuesday	Wednesday	Thursday	Friday	Weekend
CSU (PAF Unit)	50	50	50	50	50	
TS Canberra						46
23 Fd Regt		99				99
5 CER		67				67
4/3 RNSWR		168				168
8 Sig Regt			100			100
5 CSSB		80				80
224 RCU	149					149
28 SQN			121			121
315 SQN		120				120
Total (excl PAF)	149	534	221	0	0	

Table 2 – Current Parade Night Utilisation

UNIT	Monday	Tuesday	Wednesday	Thursday	Friday	Weekend
CSU (PAF Unit)	50	50	50	50	50	
TS Canberra						46
23 Fd Regt		99				99
5 CER		67				67
4/3 RNSWR		168				168
8 Sig Regt			100			100
5 CSSB		80				80
224 RCU	149					149
28 SQN			121			121
315 SQN	120					120
Total (excl PAF)	269	414	221	0	0	

Table 3 – Proposed Parade Night Utilisation

18. Typical parade night strengths are 70% of the unit staff numbers.

Permanent and Reserve Units Office Accommodation

19. Working accommodation will be provided for the command functions and the operations, personnel and logistic management functions for each user Unit. A “hot-desk” system will be used to maximise the utilisation of the work points in the working accommodation. This approach will be used predominantly in the areas associated with operations, personnel and logistic management functions and less in the areas associated with the command functions.

20. The facilities provided will have:

a. shared office and open plan work points, resource areas and amenities;

b. some dedicated offices;

c. dedicated storage areas for files and classified information; and

d. a shared Information System (Defence Restricted Network) and a shared telephone system (Defence Voice Network).

21. While the number of personnel who work in each function varies between user units, the provision of facilities is based on the ability to provide sufficient workpoints for each user unit in turn.

22. The working accommodation facilities for the Reserve Units will provide the following:

a. Dedicated Offices,

b. Shared Offices,

c. Dedicated Open Plan Work Point,

d. Shared Open Plan Work Point,

e. Dedicated storage areas, and

f. Shared storage areas.

Cadet Units Office Accommodation

23. Working accommodation for the Cadet Units will be provided on the same basis as for the Reserve Units. The working accommodation facilities for the Cadet Units will provide the following:

a. Shared Open Plan Work Point,

b. Dedicated storage areas, and

c. Shared storage areas.

Training Facilities

24. The general training conducted by reserve units involves the use of classrooms supported by appropriate audio visual equipment and infrastructure for formal training in groups up to 30 and syndicate rooms for less structured training or to provide a small group learning environment. A shared secure conference room will provide a facility for both training and command.

25. Training outside also requires some support facilities. Drill and ceremonial remains a relevant element of the reserve training syllabus and requires the use of a parade ground. Basic soldier training is carried out in a close training area which can be the area adjacent to the immediate MUD environs but requires the provision of simple wet weather shelters to maximise the training results in inclement weather. All Defence personnel must pass a physical test annually that requires the use of a run, dodge and jump course.

26. The shared facilities to be provided for the Reserve Units are:

a. Classrooms (up to 30 students),

b. Syndicate Rooms,

c. Conference Room,

d. Parade Ground,

e. Wet Weather Shelters,

f. Run, Dodge, Jump Course, and

g. Close Training Area.

27. The shared facilities to be provided for the Cadet Units are:

a. Classrooms (up to 30 students),

b. Syndicate Rooms, and

c. Parade Ground.

28. Some of the user Units require specific dedicated training facilities either due to the specialist nature of the training conducted or due to the security issues involved either with the training or the equipment being used. These dedicated areas include:

a.	Ground Combat Simulator	CSU FBN
b.	Indirect Fire Observer Simulator Room	23 Fd Regt
c.	Computer Training Room	8 Sig Regt
d.	Training Room	CSU FBN, 28 SQN
e.	Radio Training Room	8 Sig Regt
f.	Information Operations	28 SQN
g.	Intel / Operations	28 SQN
h.	Operations Room	8 Sig Regt
i.	Crypto Vault	8 Sig Regt
j.	Medical / Dental Facility	5 CSSB

Storage Facilities

29. Management and accountability for stores is maintained at the individual Unit level. As a result, separable storage facilities are generally required for each unit. The security necessary for Unit stores holdings varies with the nature of the stores and equipment held but can be as simple as lockable mesh storage bays within a single building. The stores facilities proposed are:

a.	Weapons	28 SQN, 23 Fd Regt, 8 Sig Regt, 5 CER, 5 CSSB, 4/3 RNSWR, Cadet Units
b.	Clothing & General Stores	23 Fd Regt, 8 Sig Regt
c.	Q Store	28 SQN, 23 Fd Regt, 8 Sig Regt, 5 CER, 5 CSSB, 4/3 RNSWR, Cadet Units
d.	Gun Bay	23 Fd Regt
e.	Training Equipment Store	Shared

Workshop Facilities and Vehicle Shelters

30. Cleaning and maintenance of principal items of equipment requires the provision of a small general equipment workshop and a vehicle wash point which are able to be shared by the user Units. Vehicle compounds are fenced to provide security for unit vehicles (some of which are not lockable) and some vehicles and equipment are stored in covered areas to minimise deterioration and to enable the equipment to be maintained by Defence personnel while under cover. The workshop facilities and vehicle shelters proposed are:

a.	Workshop	5 CSSB
b.	Vehicle Wash Point	Shared
c.	Gun Bays	23 Fd Regt
d.	Vehicle Shelters	Shared
e.	Vehicle Compound	Shared

Shower and Change Facilities

31. Showers and change rooms and laundries will be provided to enable the Defence personnel to shower and change after strenuous exercise and field training.

32. Toilets will be provided throughout the facilities in accordance with the appropriate standards.

Associated Facilities

33. The existing facilities at HMAS Harman include the gymnasium, messes and living-in accommodation. These facilities will support the additional dependency of the MUD units without enhancement and provide a considerable saving in capital cost, which accrues from locating the MUD at HMAS Harman.

34. A new carpark at HMAS Harman has the capacity for the additional car spaces that will be required for the MUD.

Engineering Services

35. The capacity of the existing trunk services systems is adequate for the proposal.

36. **Power** Power supply to the MUD will be via existing overhead supply.

37. **Water** Water supply to the MUD will be via existing underground supply including fire hydrant supply.

38. **Gas** Gas supply to the MUD will be via existing supply.

39. **Sewer** Sewer provisions for the MUD will link into the existing sewerage trunk system.

40. **Stormwater** Stormwater provisions for the MUD will combine piped and open systems to discharge clean stormwater from the site into an adjacent natural water course.

41. **Traffic** Traffic into and out of HMAS Harman will increase by up to 300 vehicles per day when training is being held. The time for the training to be conducted does not coincide with peak traffic.

42. **Roads** The proposed development currently involves some minor modification to the existing internal roads, which will be addressed in the detailed planning and design.

43. **Carparking** The existing carparking at HMAS Harman will cater for the traffic generated by training. Some staff car parking will be provided adjacent to the facilities.

44. **Hardstand** Provision of hardstand for parade grounds and vehicle compounds has been identified within the description of the facilities above. Generally the pavements will be designed for the worst case loading which is expected to be the heavy rigid vehicles belonging to 5 Combat Service Support Battalion.

DESIGN CONSIDERATIONS

Design Standards

45. Where appropriate, the design of new facilities would conform to the relevant sections of:

- Building Code of Australia,
- Relevant current Australian Standards and Codes,
- Occupational Health and Safety Act, 1991,
- Defence Fire Engineering Manual (FACMAN 2),
- Defence Security Manual (SECMAN),
- Defence Facilities Communications Cabling Standard,
- Environmental Protection Act and Regulations, and
- Workplace Health and Safety Act and Regulations

Design Philosophy

46. The general philosophy to be adopted with the design of the proposed facilities shall incorporate the following considerations:

a. the provision of cost effective and utilitarian facilities of energy efficient design suitable for the climate conditions, and of a style compatible with the existing facilities at HMAS Harman;

b. adoption where possible of conventional construction techniques and materials, in particular those commonly used by the construction industry in the Canberra area;

c. an awareness during design that changing strategic circumstances may impact on the future organisations of the Units involved and the dependency of the facilities;

d. an awareness that changing technology in military simulation and information retrieval services will require that a flexible configuration exists;

e. utilisation of durable materials that combine long life with minimum maintenance to ensure minimisation of whole of life costs;

f. provide compatability of plant and equipment with existing base assets where appropriate for ease of maintenace; and

g. careful consideration of educational requirements, including those associated with small group adult learning and role playing for joint operations development, and the occupational health and safety of occupants.

Philosophy Adopted for the Design of the Fire Protection System

47. The following philosophy has been adopted in respect of the design of the fire protection systems:

a. All construction and fire protection requirements will, as a minimum, be in accordance with the provisions of the Building Code of Australia (BCA), the Defence Manual of Fire Protection Engineering (MFPE) and all other applicable Codes and Standards. The levels of fire protection specified are above BCA requirements and have been determined by a risk assessment and risk management approach to fire protection.

b. Defence will require certification from a suitably qualified certifier, that the design and construction meet the requirements of the BCA, MFPE, relevant Codes and Standards and any additional Territory and Defence requirements.

c. Any recommended departures from BCA requirements in relation to the project will be technically assessed by Defence specialist fire protection staff. Agreed departures (ensuring an equivalent or higher level of protection than BCA requirements) will require written approval at Director General level.

Philosophy Adopted for Energy Management and Lighting

48. The design of all power supply, electrical and mechanical equipment will include an assessment of energy use applying life cycle costing techniques and power demand analysis. Facilities will incorporate building management systems, metering and other provisions to measure energy use and to allow regular energy audits.

49. To reduce energy consumption and consequential greenhouse gas emissions, lighting is to be controlled, where possible, by photoelectric switches in conjunction with time switch schedules. This is to include provision of personal sensor controlled lighting to intermittently occupied areas. Lamps are to be high efficiency fluorescent, compact fluorescent or discharge type. External lighting is to be designed to minimise glare and colour distortion. Where appropriate, time switches are to be installed at airconditioner controls to reduce running costs when premises are unoccupied. Solar hot water systems are to be used where practical and cost effective. Consideration will be given to the control and or monitoring of building services through a central energy management system which links individual building management systems.

Philosophy Adopted for Precautions against Legionella

50. As air cooled airconditioning systems are proposed, no specific precautions against the legionella bacillus are considered necessary. Potable water would be below the temperature range where legionella can breed to levels affecting health.

Design Features

51. The proposed facilities would incorporate a general two-storey height limit, with consistent face brickwork and metal-framed windows to external walls, and concrete tiles to the roof. Landscaping will be required to complement the existing site standards.

52. The buildings would use reinforced concrete floors and columns, with trusses supporting the tiled roofs. The number of internal load bearing walls and columns would be minimised for maximum internal layout flexibility.

53. Designs would incorporate the general features outlined below:

a. Internal fitouts would be typical of modern commercial offices, using carpet on floors, suspended ceiling tiles and internal walls lined with painted plasterboard and interspersed with floor to ceiling glazed panels. Storage areas would incorporate epoxy surfacing on the floors.

b. The principals of ecologically sustainable development (ESD) will be incorporated to the extent that is consistent with the function and purpose of the facilities.

c. Working accommodation areas would be air-conditioned using ceiling mounted registers and ducting within ceiling spaces with provision for openable windows. Interior lighting would typically be low glare fluorescent fittings flush mounted in the ceiling providing adequate lighting on work surfaces.

d. Training spaces would have specialised lighting, zoned with separate controls. The classrooms will be equipped with audio-visual equipment necessary to meet the needs of central presentations, with cabling to other teaching spaces. Lighting and audio-visual control will be available from the lecturn. Suitable acoustic treatment is required through the facilities.

e. An IT network will be provided to link into existing Defence networks carrying unclassified and restricted data. The server room would be designed to the appropriate security standard, and would be provided with strengthened walls and ceiling, and additional security alarms.

f. The site and buildings would be monitored by security guards after hours, with the assistance of electronic intruder alarms. Where buildings and spaces are secured, access may be by electronic card key monitored by a central building management system. This system would also monitor and control the engineering services.

g. Engineering services would be designed to normal commercial standards, making maximum use of site services presently servicing HMAS Harman. Fire alarm systems would be incorporated into the base security system.

h. Traffic access from Canberra Avenue will be the subject of a traffic study to identify an appropriate method to handle increased traffic.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

Cost of Works

54. The out-turn cost of this project is $13.5 million as at Dec 2002. This includes design costs, construction costs, other professional fees and charges, furniture and fittings, and contingency.

Timing

55. Subject to Parliamentary approval, the works are planned to be committed in the second half of 2003. The intention is to have all works substantially complete and accessible as soon as possible after May 2004, so as to minimise any temporary rental costs associated with the current location of Units at Fairbairn.

Construction Workforce

56. An average construction workforce of 35-40 people is expected for forecast 42 weeks of construction.

Environmental Implications

57. An Environmental Certificate of Compliance is being obtained within the Department of Defence for the proposed construction within the current Defence controlled property. A previous recent study has identified an area of grass habitat for a rare and endangered species, which is outside the building zone for the facilities.

58. An Environmental Management Plan is in place for HMAS Harman. This will provide the basis for management of the construction and for the ongoing management of the facilities when developed.

59. An environmental construction management plan will be prepared and is to be approved before construction commences. Measures will be put in place to minimise dust and to prevent any run-off contamination. Redundant buildings and structures will be demolished, and debris cleared from the site. An investigation will be undertaken to determine any presence of asbestos. If required, a certified contractor would dispose of these materials.

60. A fenced exclusion zone will be established around the sensitive habitat to exclude any construction activity.

Heritage Implications

61. No heritage implications related to the proposed work are evident.

Establishment Population

62. The population of HMAS Harman is expected to increase by approximately 30 permanent staff, approximately 500 Reserves and approximately 250 Cadets. There will be no net increase in personnel to the ACT as all these personnel are currently located in existing facilities in the ACT.

CONSULTATION WITH EXTERNAL AUTHORITIES (& STAKEHOLDERS)

63. The following authorities have been advised of the proposed project, and will be further consulted during the project delivery:

- Federal Member for Canberra the Hon Annette Ellis MP,
- Environment Australia,
- ACT Government,
- Queanbeyan City Council,
- Defence Housing Authority,
- National Capital Authority, and
- ACTEW AGL the ACT Electricity, Water and Gas Authority.

DELIVERY MECHANISM

64. The project is intended to be delivered using the Defence Managing Contractor delivery methodology. This provides the benefit of a large construction firm managing design and construction, while providing access for local small to medium enterprise companies through sub-contracting design and construction trade packages.

OTHER RELATED DEFENCE WORKS

65. The Defence Network Operations Centre (DNOC) was previously approved by the PWC as part of the Defence High Frequency Modernisation Project. The DNOC is currently under construction at HMAS Harman and is due for completion during the second half of 2003.

FUTURE WORKS AT HMAS HARMAN

66. There are currently no other future works planned for HMAS Harman.

Annexure:

Plans and Concept Sketches