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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

relating to the

MASTER PLAN FOR PROGRESSIVE REBUILDING,  
AND CONSTRUCTION OF A COMBINED MESS, GALLEY AND RECREATION CENTRE

at

H.M.A.S. "LEEUWIN", FREMANTLE, WESTERN AUSTRALIA

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

MASTER PLAN FOR PROGRESSIVE REBUILDING,  
AND CONSTRUCTION OF A COMBINED MESS, GALLEY AND RECREATION CENTRE  
AT H.M.A.S. "LEEWIN", FREMANTLE, WESTERN AUSTRALIA

R E P O R T

By resolution on 12th May, 1966 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report, the proposal to progressively rebuild H.M.A.S. "Leeuin" at Fremantle, Western Australia in permanent construction in accordance with a master plan, and to construct a new combined mess, galley and recreation centre for junior sailors and junior recruits.

The Committee have the honour to report as follows.

THE COMMITTEE'S INVESTIGATION

1. The Committee received submissions from the Departments of the Navy and Works and took evidence from representatives of these departments and the Captain and Medical Officer of H.M.A.S. "Leeuin". A written statement was also received from the Council of the Town of East Fremantle. We inspected the existing facilities at H.M.A.S. "Leeuin" and held public hearings there.

H.M.A.S. "LEEWIN"

2. The Site H.M.A.S. "Leeuin" occupies about 35 acres of Commonwealth-owned land on Preston Point, about two miles north-east of Fremantle, on the south bank of the Swan River. The land rises from a few feet above water level near the river to about 60 feet at the southern end and 30 feet in the south-eastern corner. The Navy has a small ships wharf on the river. The site includes an area of about one acre occupied until recently by the Department of Shipping and Transport and on which a building to be converted into training rooms is located.

3. A strip of reclaimed land on the water frontage and adjacent to the Commonwealth boundary is being developed by local authorities for recreation purposes. A public sporting and recreation reserve adjoins the eastern corner of the site, whilst in the same area the Army has a small depot with a wharf frontage.

4. Apart from industrial development on the river frontages, the surrounding area is occupied by private housing.

5. Functions H.M.A.S. "Leeuwin" is the only uniformed naval establishment in Western Australia. Its principal function is to accommodate and provide initial training for all recruits entering the Royal Australian Navy under the junior recruits scheme. Junior recruits who, on entry are in the 15½ to 16½ years age group, remain at "Leeuwin" for 12 months to undergo educational and basic training before joining ships of H.M.A. Fleet.

6. "Leeuwin" also provides shore training facilities for Naval Reserve personnel and upper yardmen and topmen who are sailors selected for special training before joining the Royal Australian Naval College or commencing Supplementary List seaman and aircrew training at H.M.A.S. "Cerberus". Living and associated accommodation is provided for instructional and administrative staff, for naval personnel in transit and for mobilisation purposes. The headquarters of the Naval Officer-in-Charge, Western Australian Area, are located at H.M.A.S. "Leeuwin" and it also provides support for Commonwealth and allied naval vessels in the area.

7. The Existing Facilities The only structures in permanent materials at H.M.A.S. "Leeuwin" are the administrative and drill hall building erected in 1942 on the flat ground overlooking the parade ground, the ward room built in 1953 on high ground to the south, three 2-storey barrack blocks completed between 1963 and 1965 adjoining the eastern boundary and a class room block finished last year in the north-eastern corner overlooking the river.

8. Other buildings are principally of World War II vintage of timber and asbestos cement construction and most have outlived their usefulness. Generally, they provide inadequate accommodation at an unsatisfactory standard and because of their age are now uneconomic to maintain.

THE PROPOSED MASTER PLAN

9. Outline The proposal is to progressively rebuild H.M.A.S. "Leeuwin" in permanent construction in accordance with a master plan prepared jointly by the Department of Works and the Department of the Navy. Sub-standard buildings are to be replaced by accommodation to meet the present needs of the establishment. We noted that new buildings will comply with the Services' Scales and Standards of Accommodation.

10. The master plan and rebuilding programme envisage the construction of -

- (a) four barrack blocks each of three storeys accommodating 144 persons each. Three are to be for junior recruits and one for junior sailors. These blocks would be generally similar to the 2-storey blocks built recently and would provide sleeping, toilet, ablution, laundry and drying facilities;
- (b) a utility building containing the victualling store, naval store houses, the shipwrights shop and workshops;
- (c) a guard house containing the guard room, cells, office and decompression chamber;
- (d) a senior sailors mess and quarters providing messing for 65 and quarters for 50;
- (e) sick bay and dental centre with 22 beds in wards, casualty theatre, a dental suite of three surgeries and associated facilities;
- (f) gymnasium and squash court;

- (g) a junior sailors and recruits mess, galley and recreation centre for 144 junior sailors and 720 junior recruits, including upper yardmen and topmen;
  - (h) a general purpose building of which the boiler room, incinerator and garbage room is to be constructed concurrently with proposal (g). Later sections will include the armoury, change rooms and toilets for the sports ground and the filter room for the swimming pool;
  - (i) a swimming pool 25 yards long and six lanes wide.
11. Concurrently with the rebuilding programme, and as part of it, the following engineering services are to be provided -
- (a) new roads and car parks as required in bitumen sealed gravel. Pavements adjacent to buildings are to be concrete where necessary;
  - (b) major improvements to the present stormwater system;
  - (c) the sections of the original domestic water reticulation which have not already been renewed are to be replaced as building work progresses. Two bore water systems at present supply the sports grounds and lawns and gardens in the living and administrative areas respectively. A new bore is to replace that on the site of the new mess, galley and recreation centre and the present reticulation will be modified as the master plan is implemented;
  - (d) the existing sewerage system was modified to suit requirements of the recently constructed barrack blocks. Further improvements will be effected as additional buildings are erected.
  - (e) the electricity supply was improved in 1965 by the installation of a new 6kV substation. The present reticulation will be adequate for the mess, galley and recreation centre but will require supplementing when further buildings are erected. The present distribution system of overhead cables on wooden poles will eventually be replaced by underground reticulation.

12. Estimates of Cost The cost of the redevelopment proposals outlined has been estimated to be of the order of #3,250,000. For the mess, galley and recreation centre the estimate is based on a preliminary design and for the other components on initial briefing information only. The components of the total figure are:

(a)	four barrack blocks	\$900,000
(b)	utility building	\$190,000
(c)	guard house	\$90,000
(d)	senior sailors mess and quarters	\$275,000
(e)	sick bay and dental centre	\$300,000
(f)	gymnasium and squash court	\$64,000
(g)	junior sailors and recruits mess, galley and recreation centre (including boiler house, incinerator, and garbage room of general purpose building)	\$725,000
(h)	general purpose building (second stage)	\$80,000
(i)	swimming pool	\$60,000
(j)	workshops in utility area	\$10,000
(k)	roads, pavements, footpaths, car parks	\$210,000
(l)	stormwater drainage	\$50,000
(m)	sewerage	\$30,000
(n)	water supply	\$55,000
(o)	gas supply	\$6,000
(p)	electrical reticulation	\$70,000
(q)	landscaping	\$20,000
(r)	sports grounds	\$15,000
(s)	miscellaneous items including emergency power supply, fencing and site works	\$100,000

13. Committee's Conclusion The Committee concluded that as H.M.A.S. "Leouwin" is to continue as the sole training establishment for junior recruits, there is an urgent need to embark on a rebuilding programme to replace the existing temporary and sub-standard buildings. We emphasise the urgency and the need for continuity in the rebuilding programme.

14. Subject to the comments which follow, we endorse the adoption of the master plan submitted and believe that the construction of the works proposed will provide the establishment with permanent facilities appropriate to its function. We noted that the complete redevelopment in accordance with the master plan is estimated to cost \$3,250,000.

15. Playing Fields Although the existing playing fields within the boundaries of H.M.A.S. "Leeuwin" comprising two soccer grounds, a hockey ground and a sports oval, bring facilities close to the minimum standards defined in Services' Scales and Standards of Accommodation, they are not sufficient to meet all the sporting needs of the establishment. The balance of fields required are hired, as necessary, principally from the Council of the Town of East Fremantle. The fields most frequently used are those in Wauhup Park which adjoins the eastern boundary of H.M.A.S. "Leeuwin".

16. The Committee concluded that although the arrangement for the casual hire of outside sporting grounds is fairly satisfactory, the continued use of H.M.A.S. "Leeuwin" as the junior recruits training establishment, with the possibility of greater numbers in training than at the present, suggests that there should be a more permanent arrangement for the use of outside playing fields. Whether this could be achieved by concluding a long term lease for the use of Wauhup Park or by acquiring it or some other suitable nearby area, would need to be determined after a closer study of needs and of the various alternatives available.

17. Chapel At the present time a chapel, used by all denominations, is located in a temporary building which will eventually be demolished to make way for permanent construction. A new chapel is not proposed as part of the rebuilding programme as it is not the present Commonwealth policy to provide finance for this purpose. The Committee were told, however, that a suitable site could be made available should sufficient funds from public subscription be forthcoming.



18. The Committee were also informed that if a new chapel is not available when the present building is demolished, space in the new gymnasium could be used, as required, for this purpose. At the same time we noted that the Navy's pamphlet on junior recruit training states that "the highest possible moral standard is maintained with facilities for religious instruction in the particular denomination of the junior recruit and for guidance in character building." The Committee think that because of the age range of the junior recruits and the fact that religious instruction is an important part of their syllabus, the Commonwealth should make an exception in this instance and erect a chapel to replace the one proposed to be demolished.

19. Detailed planning of the rebuilding programme has not yet advanced to the stage where it is possible to indicate the nature and scale of facilities which will be available to the various chaplains for consultation and guidance purposes. We believe this aspect is important and adequate provision should be made when detailed planning is undertaken.

20. The Sick Bay The Medical Officer at H.M.A.S. "Leeuwin" is in charge of all naval medical work in Western Australia including the care of United States naval personnel. The sick bay at H.M.A.S. "Leeuwin" is used principally as an aid post and most cases requiring hospitalisation and follow up treatment are referred to the Repatriation General Hospital in Perth or, in emergencies, to a closer hospital such as the Fremantle Public Hospital.

21. The present sick bay is located in an obsolete temporary building which, by its very nature, can only provide a bare minimum of medical facilities. From the evidence submitted to the Committee it was clear that the replacement of the existing medical care facilities is an urgent requirement and should have priority in the rebuilding programme.

MESS, GALLEY AND RECREATION CENTRE

22. The Need Based on the complement for H.M.A.S. "Leeuwin" allowed for in the Navy programme 1965/66 - 1967/68, messing and galley facilities are required for 128 junior sailors of the ship's company, 600 junior recruits and 50 upper yardmen and topmen. The master plan has, however, been prepared on the basis of an increase in these figures to permit some expansion of the training programme and to provide accommodation for personnel in transit and Reserves under training. In addition to the three existing permanent 2-storey barrack blocks (capacity 96 men each), it is proposed to construct a further four 3-storey blocks of similar pattern (each with capacity of 144 men). Junior sailors and recruits would then be accommodated as follows -

## JUNIOR SAILORS:

One 3-storey barrack block		144
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## JUNIOR RECRUITS, UPPER YARDMEN AND TOPMEN:

Three 2-storey barrack blocks	288	
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Three 3-storey barrack blocks	<u>432</u>	<u>720</u>
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		864 men
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23. The existing mess and galley facilities are substandard, inadequate for current requirements and unsuited to the purpose for which they are being used. They should be replaced as a matter of extreme urgency. Although the standards in the preparation and serving of food are being maintained at as high a level as possible, we believe that completely satisfactory standards of hygiene will not be attained until the proposed new building is completed. The health of recruits is extremely vulnerable under existing conditions. There is, furthermore, no possibility of increasing the number of recruits in training until this occurs.

24. The Committee was therefore convinced of the need, as the first stage in the rebuilding programme, for the urgent construction of the new mess, galley and recreation centre.

25. The Proposal The proposal submitted to the Committee is for the construction of a single storey mess and galley linked by a single storey entrance lobby to a two storey recreation centre. A separate building adjoining the galley will accommodate the boiler house, incinerator and garbage room.

26. The accommodation and facilities proposed accord with the Services' Scales and Standards of Accommodation and the galley layout conforms with the requirements for service establishments. The design of the recreation areas permits the separation of recreation and canteen facilities for junior sailors and junior recruits and space is set aside for upper yardmen and topmen.

27. The principal areas on the ground floor of the recreation centre are the general canteen and associated stores, the ship's company wet canteen, reading and writing room, T.V. room and billiards area. The upper floor will contain a junior recruits' recreation and games area and reading, writing and T.V. rooms as well as areas for games, T.V. and reading for upper yardmen and topmen.

28. The proposal has been planned to form an integral part of the overall redevelopment and the design treatment will be applied to future units in the rebuilding programme. The simple massing of the main components in the design and the use of similar materials and related colour schemes to a standard module will provide uniformity and a satisfactory solution of the design problems of future buildings in the relatively confined site.

29. The mess, galley and recreation centre will overlook the parade ground from the eastern side. It will also be convenient to the junior sailors and junior recruits barrack blocks and to the training facilities.

30. Clearance of the site for the proposed building will involve the demolition of the magazine which is to be rebuilt on the site designated on the master plan near the eastern boundary.

31.           Construction and Finishes   The main building will have reinforced concrete frames in the two storey section and concrete encased steel columns in the single storey section. They will support open steel roof trusses carrying timber purlins. Roofing will be ribbed galvanised steel suitably insulated. Floors and the staircases will be in reinforced concrete. External walls are to be of face brickwork, doors and windows will be framed in aluminium and the fascia and spandrels will be of moulded asbestos cement.

32.           The internal walls will generally be finished in face brick. However, the walls of the galley and toilets will be ceramic tiled and the Barber's Shop is to be lined with a vinyl fabric. Vinyl will be used on most floor areas but ceramic tiles are to be laid in the galley, servery, toilets and other wet areas. The ceilings are to be of a perforated metal channel, acoustically treated where necessary. Vermiculite plaster will be sprayed on the concrete ceilings of the ground floor rooms in the recreation centre.

33.           Materials have been selected to provide durability consistent with low maintenance costs.

34.           Engineering Services   Electricity will be supplied from the existing State Electricity substation in the area. Power will be permanently connected to fixed equipment and general purpose outlets will be provided for portable equipment and appliances. Lighting will generally be fluorescent and street lights on standards will illuminate roads and paths near the building. The public address system will be extended to public rooms.

35.           The boiler house will contain three gas fired boilers. Hot water will be connected to all sinks, wash basins and the dish washer. The garbage room is to have a hot water point and a steam cleaner.

36.           Recreation areas will be heated by hot water convectors and, as with the mess hall, natural ventilation will be supplemented by ceiling fans.

11.

37. Thermal fire alarms connected to the Western Australian Fire Brigade station at Fremantle will be used throughout the building. Fire extinguishers and hydrants will be installed as required.

38. Committee's Conclusion The Committee recommend the construction of the proposed mess, galley and recreation centre for junior recruits and junior sailors.

ESTIMATES

39. The estimated cost of the mess, galley and recreation centre is \$725,000 as follows -

Preliminary works including site clearance, levelling, new bore and magazine	\$22,000
Building work	\$457,000
Electrical engineering	\$30,000
Mechanical engineering	\$154,000
External works and services including stormwater drainage, landscaping, etc.	\$34,000
Boiler house, garbage room and incinerator	<u>\$28,000</u>
	<u>\$725,000</u>

PROGRAMME

40. After an approval to proceed is given, 10 months will be required for the completion of working drawings and tender documents, the calling of tenders and letting of a contract. The building work is expected to be completed 14 months after a contract is let.

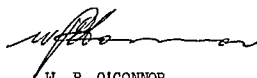
RECOMMENDATIONS AND CONCLUSIONS

41. The summary of recommendations and conclusions of the Committee is set out below. Alongside each is shown the paragraph in the report to which it refers.

Paragraph

1. THERE IS AN URGENT NEED TO EMBARK ON A REBUILDING PROGRAMME TO REPLACE THE EXISTING TEMPORARY AND SUB-STANDARD BUILDINGS AT H.M.A.S. "LEEUEWIN"

2. THE COMMITTEE EMPHASISE THE URGENCY AND THE NEED FOR CONTINUITY IN THE REBUILDING PROGRAMME. 13
3. THE ADOPTION OF THE MASTER PLAN SUBMITTED TO THE COMMITTEE IS ENDORSED. 14
4. COMPLETE REDEVELOPMENT IN ACCORDANCE WITH THE MASTER PLAN IS ESTIMATED TO COST \$3,250,000. 14
5. THERE SHOULD BE A MORE PERMANENT ARRANGEMENT FOR THE USE OF OUTSIDE PLAYING FIELDS. 16
6. THE COMMONWEALTH SHOULD ERECT A CHAPEL TO REPLACE THE ONE PROPOSED TO BE DEMOLISHED. 18
7. THE REPLACEMENT OF THE EXISTING MEDICAL CARE FACILITIES IS AN URGENT REQUIREMENT AND SHOULD HAVE PRIORITY IN THE REBUILDING PROGRAMME. 21
8. THE EXISTING MESS AND GALLEY FACILITIES ARE SUBSTANDARD, INADEQUATE FOR CURRENT REQUIREMENTS AND UNSUITED TO THE PURPOSE FOR WHICH THEY ARE BEING USED. THEY SHOULD BE REPLACED AS A MATTER OF EXTREME URGENCY. 23
9. THE FIRST STAGE IN THE REBUILDING PROGRAMME SHOULD BE THE NEW MESS, GALLEY AND RECREATION CENTRE. 24
10. THE COMMITTEE RECOMMEND THE CONSTRUCTION OF THE PROPOSED MESS, GALLEY AND RECREATION CENTRE FOR JUNIOR RECRUITS AND JUNIOR SAILORS. 38
11. THE ESTIMATED COST OF THE MESS, GALLEY AND RECREATION CENTRE IS \$725,000. 39



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16th August, 1966.