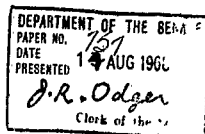


1967 - 68



THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

relating to the proposal for

REPLACEMENT OF ACCOMMODATION - PHASE 1

at the

NAVAL AIR STATION, H.M.A.S. ALBATROSS,
NOWRA, NEW SOUTH WALES

FOR SENATOR DITTMER

I present the Report of the Parliamentary Standing Committee
on Public Works relating to the following proposed work,

REPLACEMENT OF ACCOMMODATION - PHASE 1
AT THE NAVAL AIR STATION, H.M.A.S. ALBATROSS,
NOWRA, NEW SOUTH WALES.

I ask for leave to make a short statement.

WHEN LEAVE GRANTED)

The summary of recommendations and conclusions of the
Committee is as follows:-

1. There is a need for the buildings in this reference.
2. The Sites selected are suitable.
3. The construction of the work in this reference is recommended.
4. The estimated cost of the proposed work when referred to the Committee was \$1.05 million.

14 August, 1968.

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REPLACEMENT OF ACCOMMODATION - PHASE 1 - AT THE
NAVAL AIR STATION, H.M.A.S. ALBATROSS, NOWRA,
NEW SOUTH WALES

R E P O R T

By resolution on 30 May 1968, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report, the proposal to replace existing accommodation at the Naval Air Station, H.M.A.S. Albatross, Nowra, N.S.W.

The Committee have the honour to report as follows:

THE COMMITTEE'S INVESTIGATION

1. The Committee received submissions and drawings from the Department of the Navy and the Department of Works and took evidence at a public hearing from officers of these departments. The facilities at H.M.A.S. Albatross were inspected when the proposal for the erection of an avionics workshop was referred to the Committee in 1967. At that time the Committee took particular note of the sites of the buildings in this reference and of the structures and facilities to be replaced.

THIS REFERENCE

2. The reference to the Committee is for the erection of accommodation in the living-in zone at H.M.A.S. Albatross to replace existing substandard buildings and comprises -

- (a) a senior sailors' and W.R.A.N.S.' accommodation block;

2.

- (b) a junior sailors' and W.R.A.N.S.' galley and mess; and
- (c) a victualling store.

3. The cost of this work is estimated at \$1.05 million.

H.M.A.S. ALBATROSS

4. Location H.M.A.S. Albatross covers 1,340 acres of undulating country in the Shoalhaven Valley, 5 miles south of the town of Nowra on the south coast of New South Wales. By air it is about 70 miles from both Sydney and Canberra.

5. The station was constructed initially as an operational training base for the R.A.A.F. early in World War II and was taken over by the R.A.N. in 1947.

6. Functions H.M.A.S. Albatross is the shore base for the Fleet Air Arm. It provides aircraft for the Fleet and for operational and training purposes as well as facilities for the maintenance of these aircraft and for maintenance training. The station is also the base for the Australian Joint Anti-Submarine School which provides anti-submarine warfare training for the R.A.N. and R.A.A.F.

7. As well as the second line squadrons based permanently at H.M.A.S. Albatross, the front line squadrons of H.M.A.S. Melbourne are accommodated at the base for periods of up to five months each year. The 'Scout' helicopter which operates in a survey role from H.M.A.S. Moresby is also based at H.M.A.S. Albatross for training and maintenance when not embarked, as are aircraft held in the maintenance reserve.

8. The Existing Facilities The station is divided roughly into five major zones:

- (i) the airfield proper which comprises two sealed runways (6,650 ft and 6,750 ft), taxiways and hardstandings;
- (ii) the technical area where hangars and workshops are located;
- (iii) the administrative and living-in area;
- (iv) married quarters; and
- (v) playing fields.

9. Redevelopment The married quarters and playing fields are well established and it is thought that major expenditure on these zones will not be required in the near future.

10. However, many of the buildings in the second and third zones were built during World War II and now need replacement. A master plan is in the course of preparation to control this rebuilding.

11. In the living-in area six sleeping blocks for junior sailors, a sailors' canteen, a squash court and a sick quarters/operating theatre have been built in permanent construction in recent years.

12. The Committee reported to Parliament in 1967 on the erection of an avionics workshop building in the technical zone. Parliament has approved of this work going ahead and tenders are expected to be called early in 1969.

13. The Committee noted that the work in the present reference is consistent with the draft master plan and will not prejudice any other redevelopment proposals.

NEED FOR THE PROPOSED FACILITIES

14. In addition to the buildings proposed in this reference, the facilities in the living-in zone listed for future replacement include the wardroom and officers' sleeping quarters, additional senior sailors' accommodation and mess, junior sailors' and W.R.A.N.S.' accommodation, an assembly hall and extensions to the sailors' canteen. Including the buildings in this reference, the replacement of accommodation in this zone is estimated to cost \$6 million.

15. Generally, the buildings are timber-framed structures clad with asbestos cement or black iron and were designed during World War II for a short life only. They are obsolete, are no longer economic to maintain, do not provide reasonable accommodation and can only be described as substandard.

16. The Committee agreed that there is therefore a need for the buildings in this reference.

17. The Government plans to progressively replace all substandard buildings in the living-in area and the work involved in this present proposal represents the first phase of rebuilding.

18. Erection of the new buildings will not unduly disturb the present facilities and when completed, the existing victualling and mess buildings will be demolished for the undertaking of future phases of redevelopment.

THE BUILDING PROPOSALS

19. Senior Sailors' and W.R.A.N.S.' Accommodation Block This three-storey building is to be approximately 122 ft long and 46 ft wide with accommodation in single cabins for 63 senior sailors, 14 senior W.R.A.N.S. and a change room for senior sailors who live out. It will have separate entrances for senior sailors and W.R.A.N.S. The principal design feature is that the cabins will be located on the periphery of the building around a central core containing ablutions, toilets and other service areas.

20. The ground floor will accommodate 14 senior W.R.A.N.S. and provide toilets, showers, box-rooms, laundry, drying room, reading and reception room and external screened drying area in segregated accommodation. At this level there are also nine cabins for senior sailors, toilets, showers and a change room. The first and second floors each have 27 cabins besides toilets, showers and a box-room. The first floor will accommodate laundry and drying room facilities for senior sailors, while the plant room, will be on the second floor.

21. Junior Sailors' and W.R.A.N.S.' Galley and Mess The mess, including cloak rooms at either end, is to be 176 ft long and 83 ft wide. The galley will be situated on one side of the mess and is to be 102 ft long by 54 ft wide. The mess is to seat 800 (700 junior sailors and 100 W.R.A.N.S.) whilst the galley is planned to cater for 1,050 persons and includes the necessary stores and food preparation space.

22. Victualling Store This single-storey rectangular building measuring 202 ft by 32 ft with a wing at each end, 60 ft by 32 ft, will have a continuous loading platform around the internal courtyard. Mess gear,

bedding stores and clothing and fitting stores will be located on one side of the building and on the other will be the butcher's shop, vegetable locker and cool room, bulk stores, cold room and offices.

23. The Committee's Conclusion The Committee recommend the construction of the works in this reference.

CONSTRUCTION OF THE PROPOSED BUILDINGS

24. Sites The sites selected are in the zone in the master plan set aside for administrative and living-in accommodation. They adjoin other similar buildings and are convenient to working and recreation areas. The Committee consider the sites which have been selected to be suitable.

25. Structure The terrain is reasonably level with a suitable shale foundation at approximately 15 ft below the natural surface. The shale is overlain by clay which is subject to movement with seasonal variation of moisture content. Due to these conditions the buildings will be on pier and beam foundations. Above the ground, structural brickwork will be used with reinforced concrete floors. Framed pitched roofing of either steel or timber according to requirements will be used.

26. Materials and Finishes External walls of the buildings are to be face brick whilst the roofs will be either tile or metal deck. Windows and doors will be in anodised aluminium except store doors which, for security reasons, will be in heavy timber. Store windows will have security bars.

27. In selecting internal finishes, regard has been had to economic maintenance and durability. The floors will generally be covered with sheet vinyl but those in the laundries, drying rooms, food preparation and store

rooms, lobbies, cloak rooms, stair entrances and butcher's shop will be in vitrified quarry tiles. The toilet floors will be ceramic tiled.

28. Internal walls of living accommodation will be rendered and painted whilst in toilets and ablutions areas glazed ceramic tiles will be used. Other areas will have wall finishes appropriate to their function such as facebrick, sprayed epoxy resin, and glazed partitions.

29. Ceilings will vary from a sprayed acoustic finish in living areas, acoustic tiles in the main dining hall to plasterboard and asbestos cement in the functional areas of the victualling store.

30. Built-in beds and wardrobes will be provided in the cabins.

31. Engineering Services Hot water will be provided at appropriate points in each building. Hot water boilers will be fired by L.P. gas. Laundry and kitchen equipment, refrigeration and other minor plant will be provided as necessary. Toilets will be mechanically ventilated.

32. A new electricity substation to be supplied from the existing substation will be constructed on Gladiator Road with underground mains to the new buildings. A further substation will be provided to serve the senior sailors' and W.R.A.N.S.' accommodation building and future accommodation buildings.

33. The station's existing public address and call systems are to be connected to the new buildings.

34. Water, sewerage and waste disposal services will be connected to the station's existing systems.

35. Road connections to the galley and mess building and the victualling store will be made from Gladiator Road.

36. Fire Protection All buildings will be fitted with a thormal fire alarm system and hose reels and fire hydrants will also be provided. The proposed fire protection measures comply with the requirements of the Department of the Navy and the Commonwealth Fire Board.

37. Cabin Heating The Committee recalled that in 1964 when examining a reference at H.M.A.S. Cerberus, Victoria, it recommended provision of heating in living-in accommodation. This recommendation was rejected by the Government.

38. We were gratified to note that a change in policy has occurred since then and that it is proposed to instal infra-red strip heaters in cabins in the proposed accommodation building.

39. The Committee's Conclusion The Committee recommend the construction of the work in this reference.

ESTIMATE OF COST

40. The estimated cost of the proposed work when referred to the Committee was \$1.05 million made up as follows:

	\$
Building work	800,000
Engineering services	250,000
	1,050,000

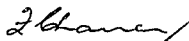
PROGRAMME

41. After an approval to proceed is given, 9 months will be required to complete designs and tender documents, invite tenders, and let a contract. The buildings are expected to be completed 15 months after the contract is let.

RECOMMENDATIONS AND CONCLUSIONS

42. 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.

	<u>Paragraph</u>
1. THERE IS A NEED FOR THE BUILDINGS IN THIS REFERENCE.	16
2. THE SITES SELECTED ARE SUITABLE.	24
3. THE CONSTRUCTION OF THE WORK IN THIS REFERENCE IS RECOMMENDED.	39
4. THE ESTIMATED COST OF THE PROPOSED WORK WHEN REFERRED TO THE COMMITTEE WAS \$1.05 MILLION.	40



(F.C. CHANEY)
Chairman

Parliamentary Standing Committee on Public Works,
Parliament House,
CANBERRA.

23 July 1968.