

1969

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

relating to the proposed construction of

SLEEPING QUARTERS FOR OFFICERS
AND JUNIOR SAILORS

at

H.M.A.S. ALBATROSS, NO/RA
NEW SOUTH WALES

(Eighteenth Report of 1969)

C O N T E N T S

	<u>Paragraph</u>
The Committee's Investigations	1
The Reference	3
Previous References	
H.M.A.S. Albatross	5
The Need	8
The Building Proposals	
Sites	11
Officers' Accommodation Blocks	12
Junior Sailors' Accommodation Block	13
Structure	14
Materials and Finishes	15
Engineering Services	17
Fire Protection	20
Committee's Conclusion	21
Estimate of Cost	22
Programme	23
Other Observations	
Standard Designs	24
Cost of Accommodation	27
Timing of Reference	28
Recommendations and Conclusions	29

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

SLEEPING QUARTERS FOR OFFICERS AND JUNIOR SAILORS
H.M.A.S. ALBATROSS, NOWRA
NEW SOUTH WALES

R E P O R T

By resolution on 19 September 1969, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report, the proposal to construct sleeping quarters for officers and junior sailors at H.M.A.S. Albatross, Nowra, New South Wales.

The Committee have the honour to report as follows:

THE COMMITTEE'S INVESTIGATION

1. The Committee received written submissions and drawings from the Departments of the Navy and Works and took evidence from their representatives at a public hearing in Canberra.
2. 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.

THE REFERENCE

3. The proposal referred 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:

- two officers' accommodation blocks; and
- a junior sailors' accommodation block.

4. The work is estimated to cost \$900,000.

PREVIOUS REFERENCES

5. H.M.A.S. Albatross The Committee reported to the Parliament on 13 March 1968 concerning the proposal for construction of an avionics workshop at H.M.A.S. Albatross and again on 13 August 1968 about the first stage of a programme for replacement of living-in accommodation. The latter reference was concerned with the construction of a senior sailors' and W.R.A.N.S.' accommodation block, and junior sailors' and W.R.A.N.S.' galley and mess and a victualling store.

6. In those reports we provided detailed information on the location, functions, existing facilities and the planned redevelopment of the base.

7. The Committee noted that the work proposed in the present reference is consistent with the draft master plan agreed between the Departments of the Navy and Works and will not prejudice any other redevelopment proposals.

8. The Need In the previous reports the Committee indicated that the Government plans to progressively replace all substandard buildings in the living-in area. Including the work in this reference and the buildings covered by our last report, the replacement of accommodation in the area is estimated to cost \$6 million.

9. Many existing buildings in this area 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 and do not provide a reasonable standard of accommodation. They fall well short of the "Services Scales and Standards of Accommodation".

10. The buildings which the proposals in this reference are to replace are of a particularly poor standard. The Committee are therefore agreed that there is a need for the work in this reference.

THE BUILDING PROPOSALS

11. 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.

12. Officers' Accommodation Blocks These two two-storey buildings are of standard design for the Services and will provide double cabins for nine senior officers, and single cabins for 78 junior officers. Room sizes and facilities will be in accordance with the "Scales and Standards of Accommodation for the Services in Peace".

13. Junior Sailors' Accommodation Block This three-storey building will house 144 junior sailors in four berth cabins. Its design and the proposed facilities will be according to accepted standards. The Committee has reported to the Parliament about the construction of a number of similar accommodation blocks for other ranks including those at H.M.A.S. Hirinba, H.M.A.S. Cerberus, R.A.A.F. Wagga and R.A.A.F. Tottenham.

14. Structure The terrain is reasonably level with a suitable shale foundation about 15 ft below the natural surface. As the shale is overlain by clay which is subject to movement with seasonal variation of moisture content, the buildings will be built on pier and beam foundations. Above the ground,

structural brickwork will be used with reinforced concrete floors. Roof framing will be either steel or timber according to requirements.

15. Materials and Finishes The junior sailors' accommodation block will have face brick walls and a tiled roof. The end walls of the officers' blocks will be face brick, whilst the long walls will be glass and asbestos panels in a metal frame. The roof will be galvanised steel deck. Windows and doors will be in anodised aluminium. Standard internal finishes will be selected to provide economic maintenance and durability.

16. The four berth cabins will have built-in beds and wardrobes whilst the officers' cabins will have built-in wardrobes and dressing tables. Wash basins will be provided in each cabin.

17. Engineering Services Mechanical services will include hot water, laundry equipment and mechanical ventilation of toilets. L.P. gas will be reticulated from the existing storage tank.

18. Two new substations will supply electricity for the lighting, power and time controlled boost heating requirements of the buildings. A public address system will be installed.

19. Water and sewerage will be connected to the existing systems.

20. Fire Protection Automatic thermal and manual fire alarm systems will be installed and hose reels, fire hydrants and portable extinguishers will be located at appropriate points.

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

ESTIMATE OF COST

22. The estimated cost of the work when referred to the Committee was \$900,000 made up as follows:

	\$
Building works	748,000
Engineering services	152,000
	900,000

PROGRAMME

23. It is expected that after an approval to proceed is given, the preparation of final drawings and tender documents will take five months. Construction time for the work is estimated at 15 months after a contract is let.

OTHER OBSERVATIONS

24. Standard Designs The Committee noted that the two two-storey officers' accommodation blocks are identical with blocks recently built for the R.A.A.F. at Fairbairn, A.C.T. Because of the saving in design and documentation time, effort and cost, it is proposed to use similar designs and documents at H.M.A.S. Albatross.

25. On enquiry, we received information that a single three-storey block providing the same accommodation as the two blocks would probably cost \$30,000 less, but in that instance this amount would be balanced, in the main, by extra expenditure on design. However, as the accommodation is required quickly the time saving in the proposal submitted to the Committee is an important factor.

26. The Committee appreciate the economies which flow from using standard designs in accommodation blocks for the Services but we suggest that the possibility of using non-standard designs be explored more fully when the circumstances warrant.

27. Cost of Accommodation The Committee noted the apparently high cost per person of providing accommodation for Service personnel and suggest that a study be made to determine whether it is possible for the same standard of accommodation to be constructed at a lower cost.

28. Timing of Reference It was obvious that part of the problem referred to in paragraphs 24 to 26 is the result of hurrying the preparation of designs and the submission to the Committee. This is difficult to understand in the light of the forecast made in 1968 that a further submission would be put to the Committee involving sleeping accommodation at H.M.A.S. Albatross.

RECOMMENDATIONS AND CONCLUSIONS

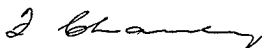
29. The summary of recommendations and conclusions of the Committee is set out below. Alongside each is shown the paragraph in the report to which it refers.

	<u>Paragraph</u>
1. THERE IS A NEED FOR THE WORK IN THIS REFERENCE.	10
2. THE SITES SELECTED ARE SUITABLE.	11
3. THE CONSTRUCTION OF THE WORK IN THIS REFERENCE IS RECOMMENDED.	21
4. THE ESTIMATED COST OF THE PROPOSED WORK WHEN REFERRED TO THE COMMITTEE WAS \$900,000.	22
5. THE POSSIBILITY OF USING NON-STANDARD DESIGNS FOR ACCOMMODATION BLOCKS FOR THE SERVICES SHOULD BE EXPLORED MORE FULLY WHEN THE CIRCUMSTANCES WARRANT.	26

Paragraph

6. A STUDY SHOULD BE MADE TO DETERMINE WHETHER IT
IS POSSIBLE FOR THE SAME STANDARD OF ACCOMMODATION
TO BE CONSTRUCTED AT A LOWER COST.

27



(F.C. CHANEY)
Chairman

Parliamentary Standing Committee on Public Works,
Parliament House,
CANBERRA, A.C.T.

25 September, 1969.