



1969

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REPORT

relating to the proposed development of

No. 1 STORES DEPOT R.A.A.F. BASE

at

Tottenham, Victoria
(Twelfth Report of 1969)

C O N T E N T S

	<u>Paragraph</u>
The Committee's Investigation	1
The Reference	2
R.A.A.F. Base, Tottenham	
History	4
Functions	10
Existing Facilities	18
Need for the Proposed Facilities	20
The Building Proposals	
Protective Treatment and Packaging Building	24
Gate Control	25
Education and Training Building	26
Airmen's Recreation Centre	27
Officers' and Senior N.C.O.s' Sleeping Quarters, Messes and Kitchen	28
Airmen's Mess, Kitchen, Ration Store and Butcher's Shop	32
Airmen's Accommodation Block	34
Construction of the Proposed Buildings	
Siting	36
Structure	38
Finishes	40
Engineering Services	44
Committee's Conclusion	48
Estimate of Cost	49
Programme	50
Other Observations	52
Recommendations and Conclusions	55

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

NO. 1 STORES DEPOT, R.A.A.F. BASE
TOTTENHAM, VICTORIA

R E P O R T

On 31 July 1969, His Excellency the Governor-General in Council referred to the Parliamentary Standing Committee on Public Works for investigation and report to the House of Representatives, proposals for the development of No. 1 Stores Depot, R.A.A.F. Base, Tottenham, Victoria.

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 Air and Works and took evidence from their representatives at a public hearing in Sydney. We inspected the existing facilities at the base and also the sites for the proposed buildings.

THE REFERENCE

2. The proposals referred to the Committee are for the erection of
- a protective treatment and packaging building;
 - a gate control building;
 - an education and training building;
 - an airmen's recreation centre;
 - officers' and senior N.C.O.s' accommodation blocks, messes and kitchen;

2.

- an airmen's mess, kitchen, ration store and butcher's shop; and
- an airmen's accommodation block,

to replace existing substandard buildings.

3. The work which includes associated road and site works is estimated to cost \$2,235,000.

R.A.A.F. BASE, TOTTENHAM

4. History No. 1 Equipment Depot, later No. 1 Stores Depot, was formed at Fisherman's Bend, Victoria, in October 1939. A number of other storage areas were subsequently acquired in the Melbourne area to cope with the increasing wartime needs of the R.A.A.F.

5. By 1944, the lack of storage space was critical and a permanent R.A.A.F. Stores Depot was constructed on an 83 acre site at Tottenham. The buildings constructed then cost \$655,000.

6. In 1945, the transfer of equipment from the various locations commenced and in September 1946, Headquarters, No. 1 Stores Depot was transferred from Fisherman's Bend to Tottenham.

7. The equipment transfer continued up to 1949 as buildings became progressively available and finally all other R.A.A.F. stores in the Melbourne metropolitan area were eliminated and the various detachments disbanded.

8. In 1966 and 1968, the site was enlarged by 9½ acres to allow re-siting of prefabricated married quarters at the base and to provide for future expansion of the main stores area. Other small areas of land have been acquired separately, bringing the area of the base to 93 acres.

9. The base is situated 6 miles west of the Melbourne city area and is served by a spur railway line from the suburban system and two main roads, Ashley Street and South Road.

10. Functions No. 1 Stores Depot is one of the three major stores depots in the R.A.A.F., the other two being No. 2 Stores Depot, Regents Park, New South Wales and No. 7 Stores Depot, Toowoomba, Queensland. It has an establishment of 29 officers, 396 other ranks and 223 civilians.

11. As a stockholding depot it is responsible for the receipt, storage, inspection, maintenance and distribution of bulk stocks of equipment with the exception of aircraft, aircraft engines, explosive stores, and items normally supplied direct to R.A.A.F. units under period contract arrangements. It is also responsible for the provisioning of certain nominated ranges of equipment.

12. Tottenham is the specialist stores depot for the supply to all R.A.A.F. units of many items of technical equipment including spares for Sabre, Viscount, Winjeel, Maachi, P3B Orion, HS740, Mystere 20 and BAC1-11 aircraft, and for Atar, Warp Junior and Avon engines. It also supplies medical equipment, not centrally provisioned by the Army, photographic equipment, clothing and printed forms.

13. No. 1 Stores Depot also has a regional responsibility for providing general equipment backing to R.A.A.F. units in Victoria, Tasmania, South Australia and Western Australia and motor transport to meet the requirements of other R.A.A.F. units in the Melbourne area.

14. The range and volume of equipment activities at the depot has increased over recent years as a result of the R.A.A.F.'s re-equipment programme. It is thought that this trend will continue and possibly increase in the future.

15. The unit conducts regular training courses for equipment and warrant officers in aspects of supply, catering and explosives besides courses for such categories as advanced service police and fork lift operators.
16. In addition to providing domestic accommodation for members of its own unit and those undergoing training at the depot, the unit accommodates members taking courses at civil institutions in Melbourne, members in transit, and members of Melbourne units which do not have their own living-in facilities. Based on these commitments, the forecast requirement for sleeping accommodation is for 90 officers, 119 senior N.C.O.s and 360 other ranks (males), and 6 officers, 7 senior N.C.O.s and 58 other ranks (females), a total of 640.
17. No change is envisaged in the future role of No. 1 Stores Depot. It will continue as a major store with accommodation and training responsibilities.
18. Existing Facilities Over recent years, sleeping quarters for junior officers, senior N.C.O.s, airmen and W.R.A.A.F. personnel, an airmen's laundry, a communications centre, a barracks section and compound, a boiler for the airmen's mess and an enclosed safety equipment section have been constructed in permanent materials at Tottenham.
19. The equipment storage facilities of the depot are generally satisfactory and adequate for foreseeable needs, although a site for an additional storehouse has been reserved to allow for future possible expansion. However, the other buildings on the base housing the domestic and training facilities and some of the technical activities in the stores functional area are of temporary wartime construction.

NEED FOR THE PROPOSED FACILITIES

20. The rebuilding necessary falls mainly into the domestic and instructional areas, but some of the technical facilities such as the protective treatment and packaging section and the gate control building also need replacement.

21. Except for the more recently constructed sleeping quarters, existing domestic, sleeping, mess, recreational and instructional facilities are located in buildings of temporary wartime construction. They are generally timber-framed huts with galvanised iron or asbestos cement sheeting. They are obsolete, have become uneconomic to maintain, are not suitable for present needs and can only be described as substandard. In addition, some facilities allowed in the Scales and Standards of Accommodation for the Services do not exist.

22. After an inspection of the present facilities, the Committee found that there is a need for the buildings in this reference.

23. The proposals submitted to the Committee on this occasion represent the more immediate facilities required over a three to four year period by way of replacement of existing inadequate and unsatisfactory facilities. We noted that additional works will be necessary in later years, and that the reference of these proposals to the Committee, if required, will occur when the need arises.

THE BUILDING PROPOSALS

24. Protective Treatment and Packaging Building This single-storey building will provide facilities for the inspection, protective treatment and packaging of stores items and the reclamation of ball bearings. The clean room area will be air conditioned for the treatment of high precision items

and will include special baths for cleaning fluids. The packaging area which will be heated and naturally ventilated, will contain a wax bath, dipping bench, cellophane wrapping bench and other specialist packaging equipment.

25. Gate Control This building will be located at the entrance to the stores area, off Ashley Street and will include a staff clerk's office, a clocking on/off area, domestic facilities for two duty security guards and their police dogs, and a pump house.

26. Education and Training Building Training facilities for up to 40 trainees will be combined with the education section in a single-storey "U" shaped building; built around a paved courtyard. Accommodation will consist of two lecture and four syndicate rooms, offices for staff, a library and reading room and other ancillary areas. The lecture rooms, library areas and offices will be heated.

27. Airmen's Recreation Centre The single-storey recreation centre will be built around a central garden courtyard. It will provide T.V. and writing lounges, games room, wet canteen, mixed lounge, milk and snack bar, dry canteen, kitchen and toilet facilities. It has been designed to cater for an establishment of 371 in the recreation areas and 429 in the trading areas. Heating will be provided in public rooms.

28. Officers' and Senior N.C.O.s' Sleeping Quarters, Messes and Kitchen The sleeping quarters for both officers and senior N.C.O.s are planned as extensions of the recently constructed three-storey buildings. The accommodation in this proposal is for 12 senior officers, 33 junior officers and 57 senior N.C.O.s.

29. The messes and kitchens for the officers and senior N.C.O.s will be housed in the one building, but each section will be sub-divided for separate operation. The respective sleeping blocks will adjoin and be connected to the appropriate messing and other facilities.

30. The messes are planned to cater for 97 officers and 130 senior N.C.O.s respectively. Each will have a dining room and bar, T.V. room, games room, library, an area for visitors and male and female toilet facilities. The kitchen is designed to serve the separate requirements for officers and senior N.C.O.s, the space proposed being the same as that required were a common facility being provided.

31. New and existing bedrooms, shower areas and public rooms will be heated.

32. Airmen's Mess, Kitchen, Ration Store and Butcher's Shop This single-storey complex is designed to provide mess seating for 432 airmen with cloakroom facilities, a kitchen capable of serving 600 persons, an appropriate rations store and a butcher's shop.

33. The complex will include offices, plant, store and cool rooms, food preparation space and ancillary areas. Heating will be provided in the mess, rest room and offices.

34. Airmen's Accommodation Block This building will be an extension of a recently constructed three-storey accommodation block. The existing building houses 76 airmen, the extension providing for a further 74. Sufficient toilet facilities were provided in the first stage to serve the proposed extension.

35. New and existing bedrooms will be heated.

CONSTRUCTION OF THE PROPOSED BUILDINGS

36. Siting A master plan for the development of No. 1 Stores Depot has been agreed jointly by the Departments of Works and Air. The Committee noted that the sitings of the individual buildings in this reference accord with the agreed master plan and are not likely to prejudice future development proposals.

37. The sites proposed adjoin buildings with similar functions and are convenient to working and recreation areas. The Committee consider that the sites selected are suitable.

38. Structure Generally, the buildings will be brick with concrete floors. The tile roofs of the accommodation blocks will match those of the existing blocks; the packaging building will have an asbestos cement roof and other buildings will be roofed with metal deck.

39. The packaging building, airman's recreation centre and the officers' and senior N.C.O.s' messes and kitchen will be steel framed whilst other buildings will be in load bearing brick construction.

40. Finishes External walls generally will be face brick and door and window frames will either be timber or aluminium to match the existing permanent buildings.

41. Where appropriate to their function, internal walls will be face brick. Elsewhere they will be cement rendered and painted or have a vinyl finish. Walls in kitchens, toilets and similar areas will be tiled.

42. The floor of the packaging building and ration store will have a granolithic finish. Parquetry flooring will be used in parts of the airman's

recreation centre and the ante rooms of the officers' and senior N.C.O.s' messes and in the dining rooms. The remainder of the ante rooms and the corridors in the officers' accommodation block will be carpeted. Other floors will be covered with vinyl except for the kitchens, toilets and wet areas which will have ceramic tiles.

43. Ceilings of the messes, the public rooms in the airmen's recreation centre and the education and training building will be finished with acoustic tiles, while sprayed acoustic material will be used on the undersides of the concrete floor slabs in the accommodation blocks. Generally, plaster board will be used elsewhere.

44. Engineering Services Road connections in accordance with the master plan will be made to the new buildings. Areas near new buildings will be grassed and landscaped.

45. As the existing drainage system in the domestic area is already overloaded, a new system to serve the present development and future stages is to be provided. The system within the stores area is adequate to meet the needs of the gate control and protective treatment and packaging buildings.

46. Water and sewerage lines will be connected to existing mains which will be improved where necessary.

47. A new electricity substation will be provided to carry the additional supply requirement and power will be reticulated from it as required.

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

ESTIMATE OF COST

49. The estimated cost of the work when referred to the Committee was \$2,235,000 made up as follows:

	\$
Building work	1,130,000
Mechanical services	450,000
Electrical services	210,000
Hydraulic services	170,000
Civil engineering	275,000
	<u>2,235,000</u>

PROGRAMME

50. The sites for the new structures are at present occupied by temporary buildings most of which are not in use and can be easily removed. However, the officers' and senior N.C.O.s' messes and kitchen and the airmen's mess and kitchen will need to be completed before work can commence on the education and training building, as it is to be built where the present messes and kitchens are now located. The following programme indicates the financial year in which the construction of each building is expected to commence.

Airmen's accommodation block	-	1969-70
Protective treatment and packaging building	}	
Gate control building		
Officers' and senior N.C.O.s' accommodation blocks, messes and kitchen		1970-71
Airmen's mess, kitchen, ration store and butcher's shop		
Engineering services		

Airmen's recreation centre - 1971-72
Education and training building - 1972-73

51. The construction period in each instance will vary according to the complexity of the work involved but generally is expected to be completed six to twelve months after a contract is let.

OTHER OBSERVATIONS

52. As stated in paragraph 21, the condition of the buildings which the structures in this reference are to replace is very poor. We also took evidence that conditions at at least one other R.A.A.F. establishment, namely the Bankstown N.S.W. depot which supports No. 2 Stores Depot, Regent's Park, are equally poor.

53. We were concerned that substandard accommodation such as this, and it is mostly in buildings which were temporary when they were built during World War II, continues to be in general use. It seemed to us that conditions such as these must contribute to the recruiting and wastage difficulties besides having an adverse effect on those using them.

54. We are aware that much redevelopment work has taken place at Services establishments in recent years aimed at replacing obsolete and unsatisfactory accommodation and that further work is planned. We are also conscious of the competing demands for funds for this purpose but feel that there is scope for accelerating the programme for replacement of this type of accommodation.

RECOMMENDATIONS AND CONCLUSIONS

55. 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.	22
2. THE SITES SELECTED ARE SUITABLE.	37
3. THE COMMITTEE RECOMMEND THE CONSTRUCTION OF THE WORK IN THIS REFERENCE.	48
4. THE ESTIMATED COST OF THE WORK WHEN REFERRED TO THE COMMITTEE WAS \$2,235,000.	49
5. THERE IS SCOPE FOR ACCELERATING THE PROGRAMME FOR REPLACEMENT OF THIS TYPE OF ACCOMMODATION.	54

F.C. Chaney

(F.C. CHANEY)
Chairman

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

9 September, 1969.