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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

Parliamentary Standing Committee on Public Works

REPORT

relating to the proposed development of the

MILITARY AREA

at

Randwick,

N.S.W.

(FIFTH REPORT OF 1977)

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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

DEVELOPMENT OF THE MILITARY AREA AT RANDWICK
NEW SOUTH WALES

R E P O R T

By resolution on 20 April 1977, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report to the Parliament the proposal for the development of the Military Area at Randwick, New South Wales.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal referred to the Committee comprises the construction of living and working accommodation for the Army, joint services recreational facilities and all associated engineering services.

2. The living accommodation, which will provide permanent facilities for Army personnel located at Randwick and also meet the needs of other units in the South Sydney metropolitan area, comprises:

- officers' and senior non-commissioned officers' messes to provide messing for 59 officers and 105 S.N.C.O.s;
- sleeping accommodation for 48 officers and 76 S.N.C.O.s;
- rank and file messes and sleeping accommodation consisting of four three-storied buildings housing 72 servicemen and 24 servicewomen. The buildings will be grouped together and adjacent to new dining/recreation facilities for 325 personnel.

3. The working accommodation, which will replace substandard, uneconomic facilities at Randwick, Moore Park, South Head and Victoria Barracks, will provide facilities not currently available in the South Sydney metropolitan

area. It will comprise an area and unit administration and stores building, a military police building and transport buildings and compound.

4. The joint services recreational facilities will provide for physical training and a variety of recreational needs for military personnel. A complex, comprising squash courts, gymnasium, change rooms and offices for instructional personnel, is proposed. Outdoor facilities include a variety of playing fields and courts.

5. The estimated cost of the work, at February 1977 prices, is \$13 million.

THE COMMITTEE'S INVESTIGATION

6. The Committee received written submissions from the Department of Defence, the Department of Construction, Randwick Municipal Council, Randwick Navy Stores Area Citizens' Committee, Randwick Navy Park Community Committee and took evidence from their representatives at a public hearing at the Randwick Military Area on 7 and 8 June 1977. Written submissions were received from the Eastern Suburbs District Council of Parents' and Citizens' Associations and the Randwick North High School Parents' and Citizens' Special School Planning Committee.

7. Prior to the public hearing the Committee inspected the existing facilities and the site for the proposed works.

8. The Committee's proceedings will be published as Minutes of Evidence.

ARMY ORGANISATION IN THE SYDNEY METROPOLITAN AREA

9. There are three major Headquarter units located in metropolitan Sydney and are based in the Victoria Barracks/Darlinghurst area. These are:

- Headquarters Field Force Command;
- Headquarters 2nd Military District;
- Headquarters Training Command.

10. There is very limited accommodation at Victoria Barracks and no living accommodation in the rented premises at Darlinghurst where Headquarters Training Command is situated. It is planned eventually to transfer Headquarters Training Command to Victoria Barracks. Other major units are located as follows:

Randwick

- Two Supply Companies (No. 231 and 232) and the A.S.C.O. bulk store (2nd Army Field Canteen Unit) provide support for units in both the metropolitan and country areas;
- Medical and dental stores providing support to units of all Services throughout Australia and overseas;
- Sydney Transport Unit which provides a service to the Headquarters, Regular Army and Reserve Units in the Sydney metropolitan area.
- 9 Transport Column and 18 Transport Company Workshop;
- 2 Field Survey Squadron.

South Head

- 2nd Military District Personnel Depot. This unit is responsible for the movement and transit accommodation of all Army personnel and visiting servicemen from overseas travelling through Sydney to and from overseas and interstate destinations. It is also responsible for processing personnel for recruitment and discharge within 2nd Military District and for accommodating personnel attending full time civil training courses.

Moore Park

- Central Clothing Store. Apart from Army Reserve Units based at Moore Park this is the main facility located there.

Victoria Barracks

- In addition to the Headquarters, Field Force Command and 2nd Military District and some miscellaneous units, elements of the following units are scheduled to be relocated at Randwick:
 - District Support Unit Sydney
 - 2nd Military District Police Company.

THE NEED

11. Existing Buildings at Randwick The existing buildings on the Randwick Military Area have been constructed to varying standards over a period of years, with the majority being built since 1938. The standard of construction ranges from timber, asbestos cement and corrugated iron sheds to brick and concrete construction. The functions of these buildings include married quarters, messes, residential barracks, offices, storehouses,

classrooms, workshop and transport lines. Of these existing structures, it is proposed to retain some 40 buildings whilst those of substandard construction will be demolished to make way for the proposed construction program. In the north-east corner of the Army land are married quarters with a considerable residual life. The residents of the married quarters have access to Sundock Street and increased separation from the work area will be achieved by means of landscaping. There is little vegetation in the area, apart from a few trees in the northern part and lawns and shrubs in non-traffic areas. These are to be retained as far as possible in accordance with the landscaping plans being developed.

12. Reasons for Location of Units already at Randwick The Randwick Military Area, comprising 28 hectares of land, zoned for defence purposes by the Randwick Council, is an ideal location, particularly for the Supply Companies and the Sydney Transport Unit, which are already housed in suitable accommodation and are not included in the development. Randwick is well served by all transportation agencies including road, rail, air and sea and it is close to industry and labour resources.

13. Other units at Randwick such as 9 Transport Column, 18 Transport Company Workshop and 2 Field Survey Squadron which require new working accommodation, are located at Randwick to allow economies to be achieved in the provision of common facilities and living accommodation.

14. Reasons for Units being moved to Randwick Due to Commonwealth/State land arrangements, there are two Army units that have to be transferred to Randwick owing to the necessity to vacate the land they presently occupy. They are the 2nd Military District Personnel Depot at South Head and the Clothing Store at Moore Park.

15. The Committee was informed that a large area of land which is under negotiation between the Commonwealth and the N.S.W. Government and referred to as the Sydney Harbour Lands Agreement, involves the Department of Defence giving up some of its land in the Sydney area in exchange for ownership of land used by the Army at Holdsworth and land used by the Navy at Beecroft Head. Some of the land being given up by the Department of Defence includes an area of 20 hectares at South Head with a frontage to the Sydney Harbour foreshore. This area has been on a run-down maintenance program and some buildings have already been taken down. As there is a need

for the Personnel Depot to be located close to overseas, interstate and intrastate public transport facilities, the Randwick site was the obvious choice. The unit requires a collocated medical and dental centre for all Army personnel in the Sydney metropolitan area. Because the depot normally has a transit population, it is desirable that it be close to the normal facilities provided by a major city.

16. The Army land at Moore Park consisting of 3.6 hectares is also to be released by the Commonwealth to the N.S.W. Government which is aware that the proposed development at Randwick will allow the Army to vacate the area they occupy at South Head and Moore Park.

17. The remaining units to move to Randwick comprise elements of the District Support Unit, Sydney and 2nd Military District Police Company, presently at Victoria Barracks who are required for administration, control and security of the Randwick Military Area.

18. Requirement for Accommodation and Messing at Randwick The Army is required to provide living accommodation and recreational facilities for the A.R.A. personnel who work in the Victoria Barracks and Darlinghurst area and at Army Reserve Depots in the south metropolitan area of Sydney where adequate living accommodation and sufficient area for this type of development does not exist. There will be reduced overheads by relocating centrally at Randwick.

19. Sporting and Recreational Facilities There is a need for recreational and sporting facilities and other amenities for Army use. The facilities, including a gymnasium and swimming pool, are required for the training of Army personnel not only at Randwick, but throughout the South Sydney area. In addition, the facilities are available for use by Navy personnel based at HMAS "Kuttubul", Sydney, or from visiting ships. The facilities are also needed for Inter-Service sporting competitions.

20. Committee's Conclusion Most of the Army units included in the development are in temporary inefficient and low standard accommodation which needs replacing. The Sydney Harbour Land Agreement between the New South Wales Government and the Commonwealth has resulted in the need for the Army to relocate some units at Randwick. The existing Randwick Military Area is the logical site for the centralisation of accommodation and associated facilities. The proposed development will enable considerable economies to be achieved and at the same time provide a better standard of facility.

PROPOSED FACILITIES

21. The development proposed for the various Army units to be housed in the Military Area at Randwick is in two phases, summarised below.

Phase A - to be programmed in 1977/78.

- Residential accommodation for Army personnel working in units located in the South Sydney metropolitan area.
- Working accommodation for the 2nd Military District Personnel Depot (including Dental and Medical Centres and Central Clothing Store).
- Military Police building.
- Internal roads, car parking, landscaping and site engineering services.

Phase B - to be programmed in 1979/80.

- Offices, workshops and vehicle shelters for 9 Transport Column.
- Recreational and sporting facilities.
- Completion of internal roads/car parks and engineering services.

22. The phasing of the works has been determined having regard to the priority of the project in relation to other major works projects; funds availability in the context of the Five Year Defence Program; the time required to document and construct the various works; and the scheduled date for release of the 13 hectares of adjoining Navy land.

CONSTRUCTION

23. Site The buildings and recreational facilities will be located on Commonwealth land at the Randwick Military Area, which is 8 kilometres

south-east from Sydney. The site is bounded on the north, south and west by areas zoned 'A' class residential. The area comprises 28 hectares of land having a 700 metre frontage in the west to Avoca Street and a 450 metre frontage to Bundock Street which forms the northern boundary.

24. The site has a gentle slope from north to south. Much of the site area has been subject to filling and new building development has been planned on areas providing satisfactory foundation material. Rock is close to the surface at the northern part of the site but this drops away steeply south of the existing married quarters. From this location to the southern boundary of the site naturally occurring sand extends to a great depth, but much of this area of the site has been overlaid with sand and rubble filling up to a depth of approximately 3 metres.

25. Site Planning The layout of buildings, roads and outdoor facilities will be as illustrated on the site plan at the end of this report. The zoning of facilities and detailed disposition of the various components accords with the overall site development proposed for this Military Area. A master plan is almost complete and will describe the ultimate site planning with existing facilities to be retained, new development proposals and future areas for redevelopment.

26. The siting of current proposals has been determined by the nature and location of existing facilities to be retained and utilised and by the availability of suitable building areas for new development.

27. The Area and Unit Administration and Stores building together with the Military Police building are sited close to the Avoca Street entrance. This location will minimise daily communicator traffic traversing the site.

28. The Officers' and S.N.C.O.s' accommodation and messes are located adjacent to the existing married quarters on the higher ground on the site with a desirable outlook to the south over the areas to be landscaped and developed for recreational use.

29. The rank and file (O.R.s') accommodation, dining facilities and recreation centre form an extension to this residential zone and are located adjacent to an existing 200 man barrack building.

30. The physical fitness centre and swimming pool are sited in a central location of the total site. Being just south of the rank and file recreation centre, it will enable those using the complex to utilise the Australian Services Canteen Organisation all ranks canteen. The physical fitness centre will be readily accessible to all the outdoor sporting areas and provide convenient and close access to showers, change rooms and sporting equipment stores. The sporting ovals have been located on the southern part of the site as due to the filling, some parts are unsuitable for buildings.

31. The transport complex, located in the south-east corner of the development will utilise an existing major building which will be modified, existing roads and some of the Navy store building floor slabs. This industrial type complex will be well separated from the private residential zone to the south by a 65 metre buffer zone.

32. Existing Buildings and Modifications Existing buildings which are substandard or unsuitable for continued use or conversion are to be demolished.

33. Some buildings which are of more permanent construction and suitable for further use will be retained. These include the following facilities. (Refer to site plan for location)

- Building No. 14. Amenities store
- Building No. 15. Transient accommodation for rank and file students.
- Building No. 18. Officers' and S.N.C.O.s' mess.
- Building No. 19. Survey office.

34. The buildings do not interfere with the proposed development as planned. Their further use and/or modification for other purposes will be reviewed when the new facilities are in construction and nearing completion. Other buildings on the site which are to be incorporated into the proposed development include:

- Building No. 10. Transport Q Store.
This building will be modified. Currently this facility is used as a preservation and packaging workshop in the adjacent Navy stores centre.
- Building No. 21. Rank and file barracks accommodation for 200.
This building will be retained and integrated with the total zone of facilities for approximately 300 living-in and transient personnel of this rank.

35. Other major permanent buildings on the western part of the site include facilities for other units not integrated into the current development and these will remain. They comprise:

- Building No. 11. 232 Supply Company.
- Building No. 12. A.S.C.O. office and store.
- Building No. 13. 231 Supply Company Depot.

36. The existing PABX facility in building 31 will also be retained and equipment extended to serve the new facilities.

37. The buildings to the north-west sector of the site numbered 16 and 17 for the Sydney Transport Unit will also be retained in the medium term. This zone is expected to become available for any other subsequent major development and will be indicated for future usage on the master plan.

38. New Buildings - Design Basis The planning and design objective is to provide the required accommodation to satisfy the various functional activities in an efficient and economical manner whilst creating an environment which is harmonious with existing major on-site structures and the surrounding residential areas.

39. The building designs and outdoor facilities are planned to comply with the requirements of the Department of Defence and the appropriate "Services Scales and Standards of Accommodation". The sleeping accommodation components have also been based on the "Design to Cost Target" criteria.

RESIDENTIAL ACCOMMODATION

40. Phase A - Officers' and S.N.C.O.s' Messes and Sleeping Accommodation
The residential buildings are to be located in the central zone of the site.

41. As the location of this accommodation is close to the existing married quarters, the design reflects an appropriate domestic character and scale made possible by the selection of suitable materials and building forms. The two mess facilities have been grouped together and designed to make use of a common servery and kitchen. The two dining rooms are adjacent and connected by a sliding partition to facilitate flexibility of use for special occasions when a larger area is required. The mess accommodation is designed for 59 officers and 105 S.N.C.O.s.

42. The Committee was told that it was not feasible, on economic grounds, to provide extensions to the existing mess at Randwick, which will still be

required in the short term. No definite plan had been formulated concerning its future long term use.

43. The sleeping accommodation provides for single rooms for 48 officers and 76 S.N.C.O.s with toilet facilities for each two rooms.

44. The buildings are to be constructed on concrete footings with load bearing brick walls, concrete floors and timber and steel framed roofs. External walls will be face brickwork with stained timber windows and tiled roofs.

45. Internal walls in general are to be face brickwork or brickwork rendered and painted. Finishes to service and utility areas will be durable and appropriate for the respective areas. All bedrooms are to have brick walls rendered and painted with plasterboard or concrete ceilings painted.

46. Floor finishes will be generally carpet throughout except for timber parquet in the dining rooms and appropriate tiled materials in service and utility areas. Store rooms will have concrete floors.

47. Bedroom furniture consisting of modular unit components will be provided as part of the building work and their design and general interior materials, colours, furnishings, together with the loose furniture will be co-ordinated.

48. Rank and File (O.R.s') Sleeping Accommodation Four separate three-storied buildings are grouped together and adjacent to the dining/canteen/recreation building and the existing 200-man barrack building to form a rank and file precinct having a more intimate scale for outdoor activity and convenience in an otherwise open site.

49. The new sleeping accommodation is for 72 servicemen in three buildings and 24 servicewomen in one building.

50. As the Department of Defence did not provide details of just what type of accommodation it sought, the Committee ascertained that it was to consist of single rooms with four sharing ablutions and, as with sleeping accommodation for officers and S.N.C.O.s, is in accordance with the present Scales and Standards.

51. The buildings are to be constructed on concrete footings with load-bearing brick walls, concrete floors and timber framed roofs. Externally, walls are to be face brickwork with windows timber-framed and stained and the roof coloured steel deck to match the roof of the dining/canteen/recreation building and office buildings.

52. Internal brickwork is to be rendered and painted in bedrooms with face brickwork to corridors, stairs and common rooms.

53. Floors to bedrooms, corridors and common room are to be carpeted, with tiling to wash rooms and bathrooms. Other floors will be concrete.

54. Furniture provision and interior design will be co-ordinated with modular units.

55. Dining/Canteen/Recreation and Ration Store Building This building is located in close proximity to the rank and file sleeping accommodation for easy access. It is also sited and designed to create some protected outdoor areas and to provide a range of spaces for relaxation by off duty personnel.

56. The dining room is to a scale for 325 which includes an allowance for some living-out personnel who work at the site.

57. Recreation and canteen facilities are scaled for 350 and also includes an allowance for some living-out personnel.

58. The kitchen is scaled to serve 400. The Committee noted that kitchen arrangements are based on graduated sizes of kitchens; in this case, the planned number of 325 personnel will be catered for by a kitchen falling within the graduated size for 250-400 people, thus providing for a maximum of 400 in this case. Attached to the kitchen is the combined ration store for all the Randwick area mess facilities.

59. The building is to be constructed on concrete footings with brick walls, steel columns, exposed timber trusses and timber roof framing.

60. External walls are to be face brickwork, windows to be timber-framed and stained and the roof coloured steel deck.

61. Internally, extensive use will be made of face brickwork and painted cement render and tiles in work and service areas. In major public areas, ceilings are to be selected veneered plywood. Generally, painted plasterboard will be used elsewhere.

62. Floors are to be tiled in the kitchen and toilets, timber parquet in the dining room with carpet to female recreation room. Floor finishes to most other areas are to be vinyl, with concrete to service areas.

WORKING ACCOMMODATION

63. Area and Unit Administration and Stores Building A three-storey office building for area and unit administration and stores will provide

working accommodation for a number of units incorporating:

- 2nd Military District Personnel Depot;
- 2nd Military District Clothing Store;
- District Support Unit - Sydney;
- Medical and Dental Centres;
- 2 Field Survey Squadron.

64. Q Stores for each of these units are contained in the adjoining single-storey store building.

65. The three-storey configuration for the main office block was chosen to conserve site area which is relatively restricted in this zone due to the requirement to provide adequate adjacent car parking. All units occupying this building have related activities with the exception of the 2 Field Survey Squadron. This unit is therefore located on the lower ground floor and has direct and separate access. The medical and dental facilities occupy the upper ground floor level which has easy and direct access to the upper level car park.

66. Noting that the local Council had commented on the possible impact of this building, the Committee was assured that, because of its scale the building is to be shelved into the bank which exists there. It will also be well screened from the surrounding neighbourhood and residential area.

67. As 60% of the working area requires air conditioning for functional needs, the approval of the Department of Finance was obtained to provide air conditioning to the total office area of the building. This is in keeping with normal practice for an office complex of this scale in the Sydney region. The stores section will not be air conditioned.

68. The external finishes and treatment of this group of buildings were selected to relate to and complement the adjacent existing 231 Supply Company Depot and the PABX building. Precast concrete panels to blend with the concrete walls of the medical and dental store will be used with colour anodised aluminium windows and glare reducing glass. A coloured steel fascia and metal roof decking to the plant room will match the material to be provided on the nearby buildings for rank and file facilities and Physical Fitness Centre.

69. The buildings will have concrete footings with concrete and steel frames. Steel columns will be concrete encased to the top storey of the three-storey office building. The roofs are to be sheathed with steel decking.

70. In the main office block permanent internal walls are generally to be brickwork, rendered and painted, office partitions are to be demountable plaster type painted, ceilings are to be acoustic tiles or plasterboard as appropriate to the areas. The Committee noted with satisfaction that floors to the main office areas are to be carpeted. Other areas as appropriate will have vinyl or ceramic tiles or concrete to store and plant rooms.

71. In the stores section, the internal walls are to be face brickwork with rendered and painted walls to small offices and the map and air photo store.

72. These rooms will also have plasterboard or concrete ceilings while the main store areas are to have a corrugated aluminium foil ceiling. Floor finishes are generally to be concrete to hard work and store areas and vinyl tiles to other work areas.

73. Military Police Building A separate single-storey Military Police building is to be located close to the Avoca Street entrance to the site but it is adjacent to the other office facilities in this working accommodation zone. The separate building allows the Military Police Platoon to operate without being involved in or intruding on the activities of the other Randwick units. Facilities are provided for working accommodation for the Platoon and short term detention.

74. Internal working areas have been sub-divided by painted plaster demountable partitions. Other internal walls are to be brickwork rendered and painted with limited areas of tiling to wet areas and concrete to cells. Ceilings will be plasterboard generally and concrete to cells. Floor finishes will be vinyl except for tiling to wet areas and concrete to detention and service areas.

75. Phase B - Offices, Workshops and Vehicle Shelters for 9 Transport Column The development of the transport compound, to be located in the south-east sector, is planned around the reuse of a recently constructed brick and steel building which will be modified in plan sub-division as a store building and the utilisation of existing concrete slabs and roads. The Committee noted with satisfaction that this arrangement enables significant cost savings to be made compared to the provision of all new facilities for this complex.

76. New buildings within the transport compound are to be constructed with concrete footings, face brick walls externally, clear anodised aluminium windows and steel roof sheeting. Vehicle shelters will be steel framed and roofs sheeted with metal decking. Walls are to be brickwork where shown and some sections are galvanised steel post and chain mesh fencing. Except to the transport office, extensive use will be made of internal face brickwork. The internal walls of offices generally are to be brickwork rendered and painted or plaster on steel stud partitions.

77. Floor finishes to the transport offices and the offices to the workshop building are to be vinyl with limited floor and wall tiling to wet areas. Floors to other major internal areas are to be concrete finish with bituminous concrete to vehicle shelters and garages.

78. Recreation and Sporting Facilities This group of facilities, to be located in the central zone of the site, is planned to provide for physical training and a variety of recreational needs for military personnel.

79. The all ranks complex is located in close proximity to the rank and file canteen as an extension to the general living area. Vehicle access and car parking are available for living-out and other Service personnel, families and teams visiting for competitive recreational activity.

80. The complex comprises four squash courts, gymnasium, change rooms, store rooms, and offices for instructional personnel. The change rooms and shower facilities cater for all indoor and outdoor sporting activities. The building also contains accommodation for ground maintenance and sub-depot for the Department of Construction. A 50-metre nine-lane unheated swimming pool with depths ranging from 1 metre to 3.5 metres with two diving boards is also to be provided. We were told that the necessary establishment for such a facility was 1000 personnel. In this case, there were over 1500 Army personnel involved including approximately 800 in units serviced from Randwick. In addition, approximately 1000 Navy personnel from H.M.A.S. Kuttabul and those who come off visiting ships, who have no sporting facilities available, would be able to use the facility.

81. The Physical Fitness Centre is to be constructed on concrete footings with face brick walls externally to lower areas, coloured steel walling on steel framing to upper gymnasium areas, coloured steel roofs and colour anodised aluminium framed windows.

82. Internally, extensive use will be made of face brickwork, with some walls rendered or plastered and with limited wall tiling to wet areas. The ceilings to the gymnasium and squash courts are to be the exposed face of an insulating board with asbestos sheeting painted to most other areas.

83. The floors to the gymnasium and squash courts are to be selected timber with sheet vinyl to the offices, tiles in showers and concrete to other floors.

ENGINEERING SERVICES

84. Mechanical Mechanical services to buildings include hot water supply, kitchen equipment, refrigerated drinking fountains, necessary supply and exhaust ventilation and fire extinguishers.

85. The three-storey Administration Block is to be air conditioned. A heating and ventilation system is to be provided in the dining and recreation areas of the officers' and S.N.C.O.s' mess.

86. The rank and file (O.R.s') mess and recreation building is to be heated and the kitchen area ventilated. Gas, compressed air and vacuum services are to be provided to the dental surgeries.

87. The laundries will be equipped with washing machines and clothes driers.

88. A compressed air system, oil and grease dispensing equipment, a service pit exhaust system and overhead hoist are to be provided in the transport workshop. The P.O.L., vehicle wash and service area will be equipped with vehicle cleaning equipment, compressed air system and a waste oil tank.

89. Electrical Electrical work includes high voltage ring main, four new 500 kVA kiosk type substations and medium voltage distribution. Two existing substations are to be relocated.

90. Power will be obtained from the local electricity authority and reticulated on site via underground cables.

91. External lighting will be provided for security and movement as required to buildings, roads and car parks. One oval, tennis courts, volley ball courts and swimming pool will be floodlit for night use.

92. Electrical work to buildings includes all normal light and power requirements for the buildings and associated services.

93. Heating will be provided to bedrooms, sitting and common rooms of accommodation for all ranks of personnel, transport offices and other miscellaneous working areas in the Military Police building and Physical Fitness Centre.

94. Civil The estimates provide for the construction of new roads and car parks including upgrading of existing concrete slabs for car parking and improvements to existing roads as required.

95. Outdoor sporting areas to be provided include ovals, playing fields, all weather tennis courts, volley ball courts and an external exercise area. A multi-purpose grassed area will be formed to the south of the officers' and S.N.C.O.s' messes and accommodation.

96. The Committee was given scant information about the recreational facilities to be provided. During the enquiry it was ascertained that these facilities are to be provided in accordance with the Department of Defence "Services Scales and Standards of Accommodation" which are determined jointly by consultation between the Departments of Defence, Finance and Construction. Failure to provide a copy of this document to the Committee necessitated further enquiries. It was noted, for instance, that six all-weather tennis courts are to be provided. Although there is an entitlement for more tennis courts, four volley ball courts, currently not included in Scales and Standards, are to be provided in lieu.

97. Fencing of the site will be limited to a rail type fence to street frontages and security fences to new boundaries and transport compound.

98. Hydraulic The existing water supply system for domestic and fire purposes will be extended in the form of ring mains around all new buildings with hydrants and hose reels.

99. The existing 455000-litre tank and pumping system will be retained and incorporated in the overall scheme.

100. Additional water requirements will be achieved by a new connection into the M.W.S. & D.B. 525 mm diameter main in Avoca Street.

101. A lawn watering system will be provided to the ovals and playing fields and surrounds.

102. Water storage and mains will be provided to satisfy the water requirements for all sprinklered buildings. The proposed sewerage system comprises a number of gravity connections to the existing M.W.S. & D.B. sewer mains.

103. The existing stormwater lines connected to M.W.S. & D.B. drainage and to the on-site pondage are adequate. The stormwater discharge from buildings, roads and parking areas will be fed into the system. Oily wastes associated with parking areas, vehicle wash, vehicle servicing areas and transport workshop will be separated from the stormwater discharge.

104. New gas reticulation to buildings for mechanical items will be provided.

105. Fire Protection All buildings will be protected by fire hydrants, hose reels and hand extinguishers.

106. The map and air photo store will be protected by an automatic bromotrifluoromethane (B.T.M.) system. Other store areas in the stores block to Area and Unit accommodation will be sprinkler protected. The Transport Q stores area in the existing building is already protected with sprinklers and this system will be modified as required and extended into the transport workshop.

107. Sleeping accommodation for all ranks will generally not be provided with an automatic detection system but will be fitted with alarms. All other areas to buildings not specifically mentioned previously will be provided with an automatic detection and fire alarm system connected to a centrally located indicator board.

108. Landscaping In an endeavour to provide a pleasant environment within the development area and desirable outlook from neighbouring properties, it is proposed to plant advanced and young trees, shrubs and ground cover plants together with grassing of other areas. Some earth-mounding will be provided to create small areas of interest in the otherwise

flat areas of the site. We were told that the Randwick Council's offer of assistance in the selection of suitable trees will be accepted.

109. The landscaping estimate also includes brick and concrete paths around and between the various buildings.

110. Committee's Conclusion The layout of the proposed buildings, roads and outdoor facilities is satisfactory and accords with the overall development of the site. The proposed buildings and associated works are suitable to meet the needs of the Army in the Sydney area.

111. The Committee recommends the construction of the work in this reference.

ENVIRONMENTAL ASPECTS

112. The redevelopment of the Randwick Military Area was originally proposed in 1974. Public comment on the environmental impact statement prepared at that time was minimal. Since then, the proposal has been considerably reduced such as the provision for facilities for Army Reserve Units at Randwick being deleted. Other main reductions related to living accommodation which was reduced from 682 to 220. accommodation which was to be in nine-storey buildings was reduced to three-storey accommodation and the requirement for parking for vehicles and cars was reduced from 1163 to 704.

113. The Committee desires it be noted that it was only provided with one hand-written amended copy of the original environmental impact statement from which to gauge a background to the development of the present proposal.

114. Due to the fact that the revised proposal was considerably less than the original, it was not the subject of an environmental impact statement. Accordingly, the Committee made arrangements to ensure that

this proposal was given wide publicity in the local papers and copies of the departmental evidence were made available to the Randwick Municipal Council for public perusal. In addition, the public hearing, also advertised, took place within the confines of the military area at Randwick, thus allowing local residents an opportunity to comment. In the event, those who appeared before the Committee, including the Randwick Municipal Council, had no complaints about the overall planning and layout of the Army base.

AUSTRALIAN/STATE/LOCAL GOVERNMENT RELATIONS

115. The Department of Construction has discussed the proposed development with the New South Wales State Planning Authority, the Department of Main Roads, the Police Department Traffic Branch and no objections were raised.

116. We were given to understand that the Randwick Municipal Council officers had been fully briefed on the content and scope of the project and also had raised no objections, but at the hearing it was obvious there should be greater consultation with the Randwick Council in future and this has been noted by the Departments concerned.

117. Navy Stores Area The adjacent land to the east of the military area, also Commonwealth owned, contains 24 major stores buildings of World War II vintage, currently occupied by the Department of Defence for Naval stores which are being relocated to the new Navy Stores Centre at Zetland. About 13 hectares of this Navy land, containing 12 of the stores buildings, which will eventually be demolished, is being incorporated into the military area to permit the construction of the transport vehicle compound. The remaining 28 hectares will be transferred to the New South Wales Government for recreation use. During the hearing it was ascertained that a final decision on the ultimate use of the land is yet to be made. The Committee noted that there was a division of opinion among local residents as to what should be done about the land. The Committee expresses the view that whatever decision is taken should ensure that there will be no adverse effect on the development and use of the Randwick Military Area.

118. Randwick Navy Park Community Centre This centre comprises four vacant buildings within the Navy area, close to Bundock Street near the Army married quarters. Representatives of the Community Committee, who have no objection to the Army development, informed us that they had been granted an initial 12 months lease of the buildings and adjoining parking area. It was proposed to use the buildings as function rooms, theatre, activity rooms and committee rooms for various local organisations. Subsequent to the public hearing, we received advice from local residents complaining of the proposed activities of the Community Centre. As with the Navy stores area, the Committee expresses the view that adequate steps should be taken to ensure that there will be no adverse effect on the military area resulting from the lease of the buildings known as the Randwick Navy Park Community Centre.

119. Use of the Swimming Pool and Other Sporting Facilities There was considerable local interest in the reference in the Defence evidence that the use of the recreational and sporting facilities by the civilian community would be possible by prior arrangement. It was clear that there was a lack of such facilities, particularly a swimming pool, in the local area. The possible use of that facility by school children in organised groups would be advantageous. We were informed that the Army would continue its policy of co-operating with the public whenever possible. The District Support Unit will consider making facilities available to properly constituted groups, subject to the normal indemnity and security safeguards.

120. Standard of Evidence Presented to the Committee The evidence from Defence should have provided more information as to the need for the development and did not provide sufficient details of the actual requirements sought for the facilities.

ESTIMATE OF COST

121. The estimated cost of the proposed development is \$13 million at February 1977 prices, phase A costing \$8.850 million and phase B \$4.150 million. The following is a breakdown of the estimate into Architectural and Engineering components.

	\$
Architectural	6 400 000
Electrical	470 000
Mechanical	1 250 000
Internal Hydraulics	400 000
Swimming pool	400 000
Demolition	400 000
Landscaping	400 000
External electrical	500 000
External hydraulics	1 550 000
Civil, Roads, Car Park, Sporting Ovals	1 230 000
	<u>13 000 000</u>

PROGRAM

122. Subject to the availability of funds, it is anticipated that phase A of the works will be authorised in 1977/78 for initial tenders to be invited in March 1978. Construction will be arranged in a planned and sequential manner to achieve the program completion dates sought by the Department of Defence. The phase B works are scheduled for programming in 1979/80.

RECOMMENDATIONS AND CONCLUSIONS

123. 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.

Paragraphs

- | | | |
|----|--|-----|
| 1. | MOST OF THE ARMY UNITS INCLUDED IN THE DEVELOPMENT ARE IN TEMPORARY, INEFFICIENT AND LOW STANDARD ACCOMMODATION WHICH NEEDS REPLACING. | 20 |
| 2. | THE SYDNEY HARBOUR LANDS AGREEMENT BETWEEN THE NEW SOUTH WALES GOVERNMENT AND THE COMMONWEALTH HAS RESULTED IN THE NEED FOR THE ARMY TO RELOCATE SOME UNITS AT RANDWICK. | 20 |
| 3. | THE EXISTING RANDWICK MILITARY AREA IS THE LOGICAL SITE FOR THE CENTRALISATION OF ACCOMMODATION AND ASSOCIATED FACILITIES. | 20 |
| 4. | THE PROPOSED DEVELOPMENT WILL ENABLE CONSIDERABLE ECONOMIES TO BE ACHIEVED AND AT THE SAME TIME PROVIDE A BETTER STANDARD OF FACILITY. | 20 |
| 5. | THE LAYOUT OF THE PROPOSED BUILDINGS, ROADS AND OUTDOOR FACILITIES IS SATISFACTORY AND ACCORDS WITH THE OVERALL DEVELOPMENT OF THE SITE. | 110 |
| 6. | THE PROPOSED BUILDINGS AND ASSOCIATED WORKS ARE SUITABLE TO MEET THE NEEDS OF THE ARMY IN THE SYDNEY AREA. | 110 |

		<u>Paragraph</u>
7.	THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF THE WORK IN THIS REFERENCE.	111
8.	THE ESTIMATED COST OF THE PROPOSED DEVELOPMENT IS \$13 MILLION AT FEBRUARY 1977 PRICES.	121



(C.R. KELLY)
Chairman

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

8 August 1977.

Buildings in solid outline are the ones to be constructed.

1. Area and Unit Administration/Stores and M.P. Building.
2. S.M.C.O.s' and Officers' Mess/Accommodation.
3. O.R.s' Accommodation.
4. O.R.s' Mess and Recreation.
5. Physical Fitness Centre including Swimming Pool.
6. Transport Vehicle Compound.
7. Transport Offices.
8. 18 Transport Company Workshops.
9. Transport Vehicle Service Area.
10. Transport Q Stores (existing building to be modified).

