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Parliamentary Standing Committee on Public Works

REPORT

relating to the proposed development of

HEADQUARTERS OPERATIONAL COMMAND

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R.A.A.F. Glenbrook, N.S.W.

(ELEVENTH REPORT OF 1977)

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REPORT

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HEADQUARTERS OPERATIONAL COMMAND
at
R.A.A.F. Glenbrook, N.S.W.
(Eleventh Report of 1977)

Australian Government Publishing Service Canberra 1977

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

DEVELOPMENT OF HEADQUARTERS OPERATIONAL COMMAND R.A.A.F. GLENBROOK. N.S.W.

REPORT

By resolution on 8 September 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 Headquarters Operational Command R.A.A.F. Glenbrook, N.S.W.

The Committee has the honour to report as follows:

THE REFERENCE

- 1. The proposed development includes the provision of a combined equipment barracks store complex and transport compound; a unit headquerters and medical/dental centre; a command headquerters; senior N.C.O.e', airmen's and airmomen's accommodation and messing and recreation facilities; renovation of an existing building for officers' mess and quarters; encillery buildings and civil engineering works including roads, car parks and external services.
- The estimated cost of the work when referred to the Committee was \$8.3 million at June 1977 prices.

THE COMMITTEE'S INVESTIGATION

- 3. The Committee received written submissions from the Departments of Defence and Construction and took evidence from their representatives at a public hearing at R.A.A.F. Glenbrook on 17 October 1977.
- A written submission was received from the Slue Mountains City Council.
- Prior to the public hearing, the Committee inspected the existing facilities at R.A.A.F. Glenbrook and Penrith and the proposed sites for new facilities at R.A.A.F. Glenbrook.
- The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

- 7. History The history of Headquarters Operational Command began with the formation of Eastern Area Headquarters at Edgecliff, Sydney in May 1942. The function of this Area Headquarters was to administer all R.A.A.F. operational units within the general area between the Murray River and the Tropic of Capricorn.
- 8. In 1949, the Lapatone Hotel was acquired for \$130 000 for use as a headquarters building for Eastern Area. This hotel was a two-storied U-shaped building of 57 bedrooms together with dining and kitchen facilities, located on 12 ha at Lapatone Hill, Glenbrook, which is on the Great Western Highway about 8 km west of Penrith, N.S.W. In addition, there were a number of outbuildings plus sporting and recreational facilities available. In all, there were approximately 3720 square metres of floor space available.
- 9. Between 1949 and 1954 additional land was acquired near the headquarters at Glambrook to provide sites for married quarters, so that the total area new occupied is about 27 ha.
- 10. Eastern Area Headquarters was reformed as Headquarters, Home Commandin September 1953. This change from a regional to a functional basis of
 command substantially increased the responsibilities of the headquarters
 and necessitated a significant increase in staff. As it was not then
 practicable to extend quickly domestic accommodation at the headquarters,
 the R.A.A.F. reoccupied a former munitions hostel on a 3.6 he site in
 Penrith which had been used during the war as a WRAAF training depot and
 subsequently as a barracks for N.S.W. Police cadets. Reoccupation of the
 Penrith Barracks took place in March 1954. Home Command Headquarters became
 Headquarters Operational Command in September 1959.
- 11. In addition to the total of 27 he at Glenbrook and the 3.6 he site at Penrith, radio receiving and transmitting stations connected with the headquarters are located on about 123 ha at Bringelly and on 63 ha at Londonderry which are 23 and 16 km respectively from Glenbrook.
- 12. Role The Chief of the Air Staff exercises control over R.A.A.F. units in Australia and its Territories through two commands, Operational Command which contains all operational units (except those overseas) and Support Command, comprising all supply, training, maintenance and administrative units which back up the operational force.

- 13. The operational component of the R.A.A.F. consists of a number of units which may be organised to form the strike/reconnaiseance force, the air defence force, the air transport force, the maritime force and the tactical force.
- 14. Command of that part of the operational component of the R.A.A.F. which is based in Australia and its Tarritories is exercised by the Air Officer Commanding, Operational Command. He is also designated Air Defence Commander of Australia. Headquarters Operational Command acts as the functional and administrative headquarters of these operational forces. The headquarters has the following roles:
 - to supervise and co-ordinate the activities of units under command and control;
 - to train personnel on field training and operational conversion courses:
 - to maintain the units under command at the best possible standard of preparedness for war:
 - to direct the operational activities of units under command in war:
 - to ensure that the best use is made of available facilities at operational bases and bare bases in peace and war and ensure that Department of Defence (Air Force Office) is kept advised of any deficiencies which affect the operational suitability of a particular base; and
 - to discharge those powers, duties and functions delegated by the Department of Defence.
- 15. <u>Organisation</u> For the efficient discharge of its responsibilities Headquarters Operational Command is organised on the normal R.A.A.F. functional basis having a four-pronged organisation. Branches are headed by the Senior Air Staff Officer, Senior Administrative Staff Officer, Senior Engineering Staff Officer and Senior Equipment Staff Officer. These officers are responsible to the Air Officer Commanding for the operation of their branches dealing with Flying and Operational, Administrative, Technical Operation and Meintenance and Supply and Logistics areas respectively. A small subordinate formation, Headquarters Operational Command Unit, having its own Commanding Officer, attends to the administrative and domestic requirements of the headquarters itself.

THE NEED

- 16. Establishment The current personnel establishment at R.A.A.F. Glenbrook is 589 including 120 officers, 428 other ranks and 41 civilians. The establishment includes 467 personnel from Headquarters Operational Command and 122 from R.A.A.F. Telecommunications Unit Sydney who are lodgers at R.A.A.F. Glenbrook. The current establishment of Headquarters Operational Command is 488 personnel but 21 of these are detached to R.A.A.F. Amberley and to the Australian Joint Anti-Submerine School (A.J.A.S.S.) at Nowra. N.S.W.
- 17. Existing Facilities The mejor buildings and installations involved in the original acquisition at Glenbrook comprised a two-storey hotel building, a stone cottage, a roadside ber and a small swimming pool. The first three are still in use as the main headquarters administrative building, the residence for the Air Officer Commanding and the guard room entry control point respectively. The main headquarters building provides office accommodation, an officers' mess and some officer sleeping accommodation.
- 18. Some twenty buildings of temporary construction also provide administrative accommodation for the headquarters and sleeping quarters for male
 and female officers living-in. In the main, these comprise wartime buildings
 of timber and fibro cement construction which have been moved from other
 locations, and transportable and demountable buildings.
- 19. Domestic accommodation for Senior N.C.O.s and airmen and airwomen living-in is also provided in quarters of temporary wartime construction located in Penrith.
- 20. The only major permanent facilities constructed on the site at Glenbrook since its acquisition are an Operations and Communications Centre completed in 1964 as an extension of the main building, a motor transport section, a police dog compound, a boiler house, an emergency power house and improvements to engineering services.
- 21. The decision to proceed with the development of Headquarters

 Operational Command was not made until a detailed study of possible alternative sites had been carried out. This study was carried out in 1976 and
 the study was reviewed by the Chiefs of Staff Committee which reached the
 conclusion that Glenbrook was the most suitable location for the headquarters.

 Also, the decision to collocate all domestic and administrative accommodation
 at the Glenbrook site was made because this arrangement will result in a more
 efficient use of personnel and transport and will also reduce the administrative
 effort now required to administer both the Penrith and Glenbrook sites.

22. <u>Committee's Conclusion</u> There is a need for new and upgraded living and working accommodation at R.A.A.F. Glenbrook to replace existing inadequate and temporary accommodation.

THE SITE

- 23. The site which has an area of approximately 27 ha is situated on Crown land at Glenbrook, N.S.W. approximately 60 km west of Sydney adjacent to the Great Western Highway. The site is approximately 185 metres above see level on the lower escarpment of the Great Dividing Range (Blue Mountains) and overlooks the coastal plains to the east.
- 24. The site is bounded on the north, east and west by areas zoned for recreation purposes and to the south by an area zoned for residential purposes. The entire site is within the Blue Mountains City Council Escarpment Preservation Area zone and is subject to development restrictions of height and colours of buildings.
- 25. The central area of the site is fairly level being the top of a small ridge projection which then fells away with increasing slopes on three eides to the north, east and west. The steepness of the site and the proximity of rock to the surface have been allowed for in the development costs.
- 26. <u>Site Planning</u> The zoning of facilities and detailed disposition of components is in accordance with the master plan for this site.
- 27. The siting of the current proposals has been determined by the nature and location of existing facilities to be retained, facilities to be progressively removed, the needs of the phased development program and the availability of suitable building areas for new development in an acceptable total site zoning.
- 28. The equipment/barrack store complex and transport compound will be located on undeveloped ground close to the entrance to minimise daily communicator traffic traversing the site.
- 29. The unit headquarters and medical/dental building will be located adjacent to the new entrance for convenient access. This facility is to be constructed on the site currently occupied by the transport section, which is being moved.
- 30. The command headquarters is also to be located adjacent to the new entrance for convenient access. This main building is to be located on a site currently occupied predominately by temporary equipment and barrack store buildings.

- 31. The S.N.C.O.s', eirmen's and airmwomen's accommodation and messing facilities will be located on available and mainly undeveloped ground to the north-east of the site, with desirable outlook to the north and east.
- 32. The police dog training section will be located in the far north-west corner of the site in accordance with Department of Defence requirements, to isolate this noisy facility as far as possible away from living and working zones, yet be readily accessible.
- 33. The existing "hotel" remains and is to be renovated for use as an officers' mess and quarters after the headquarters building has been completed. It is ideally located being in a central position of the total site development.
- 34. <u>Committee's Conclusion</u> The site is suitable to cater for working and living accommodation requirements at R.A.A.F. Glenbrook.

THE PROPOSED WORKS

35. The proposal is for the construction of new living and working accommodation and alterations to existing buildings and services.

The development will include:

- working accommodation for R.A.A.F. Operational Command, including combined barrack complex and transport compound, unit headquarters, medical/dantal building, command headquarters, new base entrance and guard house;
- permanent living accommodation for S.N.C.O.a, airman and airmomen currently located in substandard accommodation in Penrith;
- renovation of the existing "hotel" building for use as officers' mess and quarters and some working accommodation;
- construction of new police dog training section and isolation compound.
- 36. A four phase construction program is planned in accordance with site availability, facility priorities and is currently anticipated to be progressively developed over a 4-year period commencing in mid 1978.
- 37. Phase I will include the combined equipment, berracks store complex and transport compound, and the police dog training section. Phase 2 will include the unit headquarters, medical and dental section, a new road entrance, guard house, car park and command headquarters. Phase 3 will

include S.N.C.O.s', airmen's and airwomen's accommodation, messing and recreation facilities. Phase 4 will provide for the renovation of the old hotel for use as officers' messing and sleeping accommodation.

- 38. Engineering services and car parking for 360 vehicles in various locations will be provided progressively during all stages of the development.
- 39. Design Basis The overall planning and design objective was to provide the required accommodation to satisfy the various functional activities in an efficient and economical manner whilst creating an environment which is in harmony with the surrounding bush land and minimises the impact of the development on the escarpment.
- 40. The new buildings and facilities have been designed in compliance with Department of Defence briefing and the appropriate entitlements from the "Services Scales and Standards of Accommodation". The sleeping accommodation components have also been based on the "Design to Cost Target" criteria eareed between Departments.
- 41. Buildings have also been designed in compliance with Interim
 Development Order No. 26 of the Blue Mountains City Council Escarpment
 Preservation Area Regulations.
- 42. <u>Combined Equipment, Barracks Store Complex and Trensport Compound</u>
 The existing equipment and barracks sections are located separately in temporary buildings. The existing transport section is housed in a Ballman hangar which will be removed to provide a site for the new unit headquarters and the medical and dental centre. A permanent building is proposed which will contain office and working accommodation for 37 personnel, a secure equipment storage area and a transport compound with covered parking for 22 vehicles. No transport workshops will be provided at Glenbrock as it is proposed that only day-to-day servicing will be carried out on these vehicles at this site. Meintenance of the vehicles will be carried out either by period contract or by No. 1 Central Ammunition Depot Kingawood which has a transport workshop.
- 43. <u>Dog Compound</u> The existing police dog compound needs to be resited because the new airmen's/airwomen's domestic accommodation will encroach on this facility. The new facilities will consist of 10 dog kennels, an isolation compound, store, office and a training compound.
- 44. <u>Unit Headquarters, Medical and Dental Section</u> The domestic support of the Command Headquarters is administered by a unit known as Headquarters Operational Command Unit. The existing headquarters offices of the unit are located in temporary buildings and it is proposed to replace

these with permanent office buildings to accommodate 27 personnel. The medical and dental centre will be collocated with the unit headquarters. At present, the medical and dental sections are located separately in temporary buildings and in transportable cabins. Their separate locations make administration of the sections unwieldy and the present facilities are inadequate for their purpose. It is proposed to locate the medical and dental sections together in a permanent building. Two dental surgeries are provided in this facility, one for the dentist and one for the dental In addition to the normal dental treatment which will be provided, it is intended that the laboratory of the new facility will support a small unit, No. 1 Central Ammunition Depot, at Kingswood close to Glenbrook where it is intended to establish a dental surgery to be manned several mornings a week by the Headquarters Operational Command Unit dentist. outpatient facilities will be provided but no hospital beds will be provided. Inpatients will be cared for by Base Squadron Richmond.

- 45. New Road Entrance The existing entrance to the Operational Command site from the Great Western Highway is unsatisfactory for safety reasons and will be resited. The new entrance will be from Knepsack Street with the exit to the Great Western Highway closer to Penrith than the existing entrance.
- 46. New Guard House The new guard house will provide escurity control at the new entrance from Knapsack Street which will be the only entry and exit point for the Glenbrook site.
- 47. Car Park Car parking facilities will be provided in phase 2 of which 12 car spaces will be adjacent to the Command Headquarters building.
- 48. <u>Command Heedquarters</u> It is proposed to use the major part of the existing administrative building (former hotel building) for officers' domestic accommodation and mess purposes as it does not provide sufficient office accommodation for the headquarters and is more readily adaptable to meet domestic needs. A new administration building is therefore proposed to replace those areas being taken over as living accommodation and to provide for increased office requirements at the headquarters. The new headquarters building will be two storeys high and provide accommodation for 211 personnel. The building will be air conditioned with separate offices for Wing Commanders and above and for those personnel whose duties require a secure area. Other personnel will occupy open space office accommodation.

- 49. Senior N.C.O.s', Airmen's and Airwomen's Accommodation, Massing and Recreation Facilities

 The existing facilities located in Penrith will be replaced by new messing, recreation, sleeping accommodation and leundry facilities at the Glenbrook site. The sleeping accommodation to be provided based on approved scales and standards will be for 12 Senior N.C.O.s, 72 male corporals and airmen and 28 female corporals and airwenn. The ration store, butcher shop and canteen will be contained in the airmen's mess and recreation building. Car parking for 98 personnel will be provided in this area as part of the engineering services which will provide for electrical and hydraulic services and readworks to serve the new buildings.
- 50. The Committee recommended in its report on the Development of R.A.A.F. Base Edinburgh (No. 6 of 1977) that the policy of providing separate airwomen's recreation facilities be reviewed.
- 51. We were given further evidence in support of separate airwomen's recreation facilities at the R.A.A.F. Glenbrook hearing but we are still not convinced of the need in view of the new living accommodation concept of one common room for each four persons and in view of the facilities provided by Senior N.C.O.s' messes and other ranks canteens.
- 52. The Committee feels that a more integrated facility would be more in line with current community trends and recommends that the R.A.A.F. carries out a comprehensive survey throughout the Service and in consultation with Service welfare officers to establish what recreation facilities are suitable to a modern integrated defence force.
- 53. The Committee noted that the proposed eight-person living accommodation unit for other ranks at R.A.A.F. Glenbrook is at variance with recently recommended proposals at R.A.A.F. Point Cook, Randwick Military Area and R.A.A.F. Edinburgh, in that it will provide one common room for eight persons in lieu of four persons.
- 54. We were told that these common rooms are larger than those provided for four persons and that this was the design solution necessary to comply with site restrictions and restraints on building height imposed by the Blue Mountains City Council. We were assured that one common room for four persons will be the normal design in future projects.
- The existing two storey 'hotel' building is presently used as administrative offices for 148 personnel occupying 73 rooms, officers' messing and alseping accommodation for six officers. Other officers living accommodation exists in temporary buildings adjacent to the hotel. In addition, the ground floor at the west main entry wing accommodates offices and the communications operations room. A new Command Headquarters building is to be constructed

in Phase 2 which will allow the office space in the 'hotel' to be converted back to its original use as sleeping accommodation.

- The renovation of this building will provide sleeping accommodation 56. for 13 senior officers, each with a bedroom and sitting room and a single bed/sitting room for 15 junior officers. Because of the existing layout of rooms in this building, it will not be possible to provide sleeping accommodation to the Services' Scales and Standards of Accommodation. In some cases. rooms will be above the scales and in other cases they will be below. Communal bathrooms and toilets on the first floor for senior male officers. junior male officers and female officers will be provided. facilities will be upgraded to provide dining facilities catering for 100 Minor renovations will be carried out on the ground floor to provide a games room and television room for the officers' mess and officers' quarters area. A portion will be retained for 10 staff of the Staff Officer The operations room will be transferred to the new Medical Services. Command Headquarters building and this area will be converted to male and female change rooms and a lunch room facility for the shift workers in the ad lacent communications wing.
- 57. <u>Sporting Facilities</u> The Committee was concerned that the headquarters development when completed would lack sufficient sporting facilities to cater for the needs of the living-in and adjacent married quarters populations.
- 58. At the present time there are two tennis courts and a swimming pool at R.A.A.F. Glenbrook. There is also one tennis court, one basketball court and a playing field at Penrith Barracks but these will be lost to R.A.A.F. use when the barracks are disposed of on completion of the headquarters development.
- 59. The Department of Defence, at the Committee's raquest, has re-examined the situation and now agrees that two new tennis courts and two squash courts should be provided in Phase 4 of the development.
- 60. The Committee recommends the provision of two additional tennis courts and two squash courts at an estimated additional cost to the development of \$100 000.
- 61. <u>Committee's Conclusion</u> The Committee recommends that the R.A.A.F. carries out a comprehensive survey throughout the Service and in consultation with Service welfare officers to establish what recreation facilities are suitable to a modern integrated defence force. The Committee recommends that a comprehensive survey of the views of prospective users of Senior N.C.D.s'

messes and other ranks canteens be carried out in order to determine what minimum standards are required for airwomen's recreation facilities. The Committee recommends the provision of the two new tennis courts and two squash courts at an estimated additional cost to the development of \$100 000. The Committee agrees that the proposed development will satisfy the requirements for living and working accommodation at R.A.A.F. Glenbrook.

CONSTRUCTION

- 62. Combined Equipment/Berrack Store Complex and Transport Compound This building will have a concrete frame above concrete footings, part load bearing brickwork and steel trues construction. Externally the concrete will be off-form, face brickwork, concrete tiled roof and selected colour anodised aluminium windows. Internally brickwork will be facework in stores and rendered and painted in offices. Offices will have plasterboard ceilings and cereet to all office spaces.
- 63. Police Dog Training Section Generally the kennels will have concrete floors and sub-structure, load bearing face brickwork, insulated timber framed roof construction and metal roof decking.
- 64. <u>Unit Headquerters and Medical/Dental Building</u> This building will be constructed on concrete footings, with a concrete and steel frame. Externally, walls will be face brickwork and in situ concrete panels with an applied finish, colour anodised aluminium window frames and a coloured steel roof dack. Internally, painted plasterboard ceilings and partition linings will be used with carpet or ceramic tiles where appropriate on the floors.
- 65. <u>Command Headquarters Building</u> The structure for this building is concrete and encased steel frame above concrete footings. External finishes will be in situ concrete panels with an applied finish, colour anodised aluminium window frames, with glare reducing tinted glass and a coloured steel roof deck. Internally, a suspended acoustic ceiling, demountable partitions, ceramic tiles on toilet floors and carpet in all office spaces are proposed.
- 66. Senior N.C.D.e', Airmen's and Airwomen's Accommodation, Massing
 and Recreation Facilities The buildings will have concrete footings with
 load bearing brickwork to all sleeping accommodation and steel framed
 structure with non load bearing brick walls to main S.N.C.O. mess/other
 ranks facilities/ration store complex. Roofs to all buildings are to be
 covered with muted tone coloured concrete tiles. Windows will be timber
 to sleeping accommodation and colour anodised aluminium elsewhere.

Internally, brickwork is to be begged and painted in sleeping accommodation, elsewhere rendered and painted. Painted plasterboard ceilings throughout, with carpet to bedrooms and lounge areas, ceramic tiles to toilets and kitchen areas and vinyl tiles or concrete elsewhere.

- 67. Renovation of Hotel for Officers' Living and Messing Accommodation

 The requirements of the Department of Defence will be met by providing sleeping accommodation for 28 junior and senior officers with updating of existing dining and messing facilities to accommodate 100 officers.
- 68. The ground floor at the west main entry wing currently accommodates offices and communications/operations room. Various elements of alteration will be carried out in this area to accommodate new office requirements and to provide change and amenities facilities in the communications centre.
- 69. The kitchen will be rearranged and renovated with new equipment and benching where necessary, new ceremic tiles on walls and floors and improved mechanical services. New toilets and showers will have new ceremic tiled floors, and all bedrooms and passageways will be carpeted.
- 70. Mechanical Engineering Services Air conditioning will be provided throughout the command headquarters building and in the medical/dental section of the unit headquarters building. Kitchens, internal rooms and toilets will be provided with mechanical ventilation. Miscellansous mechanical services and equipment will consist of tea making facilities, hot water supply, pneumatic tube conveyor system, document hoist and sanitary disposal units. Messes will be heated with a ducted warm air system.
- 71. Water Supply
 The existing combined domestic and fire protection water reticulation mains will be substantially augmented and extended. The existing 450 000 litre ground level storage tank will be used for lawn watering and smergency fire hydrant supply. The local main of the Blue Mountains City Council town supply will be extended to the site in larger pipes to provide an improved domestic supply and adequate mains water supply for fire protection. The existing unsightly elevated tanks and stands will then be demolished.
- 72. <u>Sewerage</u> The existing gravity system which is connected to the local authority's pumping station will be extended to serve all the new buildings on the site and reconnection will be made to the remaining existing buildings. Pumping plant will be provided as required.
- 73. Roads, Car Parks, Site Works and Stormwater Drainage General earthworks will be carried out as required for buildings, roads and car parks.

Pavements to roads and car parks will be of bituminous concrete. Parking for 360 vehicles will be provided in locations as shown on the site plan to serve the various building zones.

- 74. Retaining walls are to be constructed to both retain material and to provide planting space for surface vegetation. Grassing will also be provided to the areas required in order that the surfaces can repidly be re-established. Gravity stormwater drainage pipelines to serve the development will be provided with numerous small headwalls to enable efficient dispersal of surface water.
- 75. <u>Electrical Services</u> The mains supply will be from an 11 kV switching station located adjacent to existing central emergency power house and will serve a single 11 kV high voltage distribution ring main. A kicek type substation located adjacent to S.N.C.O.s' mess and an internal substation in the administration building will be provided. Light and power will be provided in the new buildings as required. The existing emergency generation in the power house will be retained to provide emergency back up to the supply authority mains.
- 76. Fire Protection Hose reels will be provided throughout the buildings. The existing fire booster pumping plant is inadequate for the proposed development. New pumping plant will be provided. Supply to fire hydrants will be provided by the new pumps drawing from the proposed combined service ring main and in an emergency from the existing ground level storage. Automatic detection systems will be installed throughout the working accommodation, mess and recreation buildings and will include thermal and smoke detectors as appropriate to the various areas.
- 77. The Committee was told that it was not proposed to provide automatic fire detection equipment to officers', S.N.C.O.s' and other ranks' sleeping accommodation. We are not satisfied that fire hoses offer an acceptable degree of fire protection and recommend the departments concerned re-examine the possibility of providing modern automatic fire detection to sleeping accommodation particularly the refurbished 'hotel' building.
- 78. Gas Supply Installation of two L.P. gas storage tanks will be provided with piping to the relevant buildings.
- 79. Carpet The Committee understands from evidence given at previous public hearings that the economics of providing and maintaining carpets are favourable when compared with vinyl flooring. In view of the this and

the additional comfort factor, we recommend that carpet be provided to office areas in the combined equipment/barrack store complex and the unit headquarters/medical/dental centre in lieu of vinyl tiles.

- 80. <u>Committee's Conclusion</u> The Committee recommends the construction of the work in this reference with the exception of the separate airwomen's recreation building. The Committee recommends that the departments concerned re-examine the possibility of providing modern automatic fire detection to sleeping accommodation, particularly the refurbished 'hotel' building.
- 81. The Committee recommends that carpet be provided to office areas in the combined equipment/barrack store complex and the unit headquarters/ madical/dental centre in lieu of vinyl tiles.

ENVIRONMENTAL CONSIDERATIONS

- 82. The Department of Environment, Housing and Community Development has reviewed the proposed development and has advised that an Environmental Impact Statement was not required.
- 83. The Blue Mountains City Council has also been consulted and has agreed with the proposed development, subject to certain landscaping aspects relating to the removal of trees, the colour and height of buildings and site disturbance being kept to a minimum. These aspects have been taken into account in the planning and construction of the project.

\$

ESTIMATE OF COST

84. The estimated cost of the work in this reference is \$8.4 million at June 1977 prices made up as follows:

	•
Building work, including site works	4 438 350
Electrical, including fire detection alarms	532 800
Hydraulic services	1 000 200
Mechanical services	1 400 650
Civil works	650 000
Demolition and staging	93 DOO
External works	150 000
Pump house extension	15 000
Office landscaping for Command Headquarters Building	20 000
Two squesh courts	80 000
Two tennis courts	20 000
	8 490 000

PROGRAM

85. Phase 1, estimated to cost \$1.4 million is proposed for commitment in 1977/78; Phase 2, estimated to cost \$3.25 million in 1978/79; Phase 3. estimated to cost \$2.4 million in 1979/80 and Phase 4, estimated to cost \$1.35 million in 1980/81. Completion is planned for late 1982.

OTHER CONSIDERATIONS

- 86. A submission was received from the Blue Mountains City Council setting out areas of consideration and conditions that should be applied during final planning and construction stages. They recognised the continuing co-operation of the Department of Construction particularly in regard to the provisions of Interim Development Order No. 26. See paragraph 41 of the report.
- 87. The Committee was assured that negotiations would continue particularly with regard to the dedication of defence land to allow widening of Knapsack Street and the provision of footpaths to same.
- 88. The Committee is awars that it is departmental policy to seek an amicable solution to Council requirements and also that the Commonwealth is not bound to comply with local Council requirements.

RECOMMENDATIONS AND CONCLUSIONS

- 89. 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 A NEED FOR NEW AND UPGRADED LIVING AND WORKING ACCOMMODATION AT R.A.A.F. GLENBROOK TO REPLACE EXISTING
- 22 2. THE SITE IS SUITABLE TO CATER FOR WORKING AND LIVING ACCOMMODATION REQUIREMENTS AT R.A.A.F. GLENBROOK. 34

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3. THE COMMITTEE RECOMMENDS THAT THE R.A.A.F. CARRIES OUT A COMPREHENSIVE SURVEY THROUGHOUT THE SERVICE AND IN CONSULTATION WITH SERVICE WELFARE OFFICERS TO ESTABLISH WHAT RECREATION FACILITIES ARE SUITABLE TO A MODERN INTEGRATED DEFENCE FORCE.

INADEQUATE AND TEMPORARY ACCOMMODATION.

- 4. THE COMMITTEE RECOMMENDS THAT A COMPREHENSIVE SURVEY OF THE VIEWS OF PROSPECTIVE USERS OF SENIOR N.C.O.S' MESSES AND OTHER RANKS CANTEENS BE CARRIED OUT IN ORDER TO DETERMINE WHAT MINIMUM STANDARDS ARE REQUIRED FOR AIRWOMEN'S RECREATION FACILITIES.
- THE COMMITTEE RECOMMENDS THE PROVISION OF TWO NEW TENNIS 5. COURTS AND TWO SQUASH COURTS AT AN ESTIMATED ADDITIONAL COST TO THE DEVELOPMENT OF \$100 000.

		Paragraph
6.	THE COMMITTEE AGREES THAT THE PROPOSED DEVELOPMENT WILL SATISFY THE REQUIREMENTS FOR LIVING AND WORKING ACCOMMODATION AT R.A.A.F. GLENBROOK.	61
7.	THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF THE WORK IN THIS REFERENCE WITH THE EXCEPTION OF THE SEPARATE AIRWOMEN'S RECREATION BUILDING.	80
8.	THE COMMITTEE RECOMMENDS THAT THE DEPARTMENTS CONCERNED RE-EXAMINE THE POSSIBILITY OF PROVIDING MODERN AUTOMATIC FIRE DETECTION TO SLEEPING ACCOMMODATION, PARTICULARLY THE REFURBISHED 'HOTEL' BUILDING.	80
9.	THE COMMITTEE RECOMMENDS THAT CARPET BE PROVIDED TO OFFICE AREAS IN THE COMBINED EQUIPMENT/BARRACK STORE COMPLEX AND THE UNIT HEADQUARTERS/MEDICAL/DENTAL CENTRE IN LIEU OF VINYL TILES.	81
10.	THE ESTIMATED COST OF THE WORK INCLUDING TWO TENNIS	84

(L.K. Johnson) Vice-Chairman

Parliamentary Standing Committee on Public Works, Parliament House, <u>CANBERRA</u>, A.C.T.

27 October 1977.

