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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

Parliamentary Standing Committee on Public Works

REPORT

relating to

ENOGERA MILITARY AREA STAGE 2 DEVELOPMENT

Queensland

(FIFTH REPORT OF 1978)

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

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STAGE 2 DEVELOPMENT
Queensland
(Fifth Report of 1978)

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

ENOGGERA MILITARY AREA
STAGE II DEVELOPMENT
QUEENSLAND

R E P O R T

On 14 July 1978, the Governor-General in Council referred to the Parliamentary Standing Committee on Public Works for investigation and report to the Parliament the proposal for the Stage II Development of the Enoggera Military Area, Queensland.

THE REFERENCE

1. The proposal is for the construction of sixty eight buildings to provide the following facilities for six field units:

- library and education centre;
- general guard facility;
- military instruction centres;
- private automatic branch exchange;
- 1st Divisional Intelligence Unit;
- officers' and sergeants' mess accommodation;
- central magazine facility;
- 1st Field Survey Squadron;
- 1st Divisional Topographic Survey Troop;
- 1st Signals Regiment.

2. Some existing unsatisfactory structures will be replaced or removed. The facilities proposed in the Stage II development will be constructed to allow for future expansion of compounds and buildings. The new buildings have been designed to harmonise with the Stage I facilities and generally will be constructed in materials providing long term low maintenance costs.

3. The estimated cost of the works when referred to the Committee was \$17.3 million at May 1978 prices.

THE COMMITTEE'S INVESTIGATION

4. The Committee received written submissions and took evidence from the Department of Defence and the Department of Construction at a public hearing held at the Enoggera Military Area on 3-4 August 1978. Evidence was also given by a private citizen proposing changes to the northern access points to the military area. A representative of the Queensland Main Roads Department also gave evidence on this aspect.

5. Prior to the public hearing, the Committee inspected existing facilities at Enoggera and the proposed sites for the new facilities.

6. The Committee's proceedings will be printed as Minutes of Evidence which will incorporate the submissions put before the Committee. Detailed information relating to proposed structures, external and internal finishes, electrical, engineering and civil works may be found in the Department of Construction's submission together with associated drawings.

BACKGROUND

7. The land that now comprises the Enoggera Military Area was purchased in 1908 to provide land for a rifle range facility and to provide an area for the establishment and training of Commonwealth Defence units. During the period 1909-21, the rifle range was constructed, plus ordnance facilities for mobilisation stores, a school of musketry, a depot for remount horses, artillery facilities, a hospital, an ammunition depot and camp facilities for citizen forces.

8. Additional facilities were progressively added as the number and types of units in Brisbane increased and diversified. These included facilities for an infantry battalion and a construction squadron in the early 1950's and in 1962 permanent facilities for a personnel depot, a supply depot, trade training centre, an area transport company and a Citizen Military Force depot.

9. In the 1960's a decision was made to locate a regular army task force in the Brisbane area. The Enoggera military area was determined as the most suitable site, taking into account the number of units already in the area which were to be incorporated into the task force structure, or which would be incorporated to provide logistic support to the task force. This necessitated the closure of the rifle range at Enoggera and the construction of a new rifle range at Belmont.

10. A major works project, Enoggera Stage 1 was undertaken during 1965-67 at a cost of \$8.5 million. This project was exempted from Public Works Committee scrutiny on the grounds of urgency. It provided working and living accommodation for the second infantry battalion; artillery battery; cavalry squadron; engineer field squadron; engineer support troop; task force transport company; task force headquarters; task force headquarters company; task force signal squadron; officers' and sergeants' mess and dental unit.

THE NEED

11. During the period 1967 to 1976, a number of significant organisational and location changes have occurred which have placed a strain on the Enoggera facilities.

12. The field squadron, engineer support troop and construction squadron were replaced by a larger and more complex field engineer regiment; the cavalry squadron was increased to a cavalry regiment and the artillery battery was increased to a field regiment thus necessitating its temporary relocation to Wacol.

13. Headquarters 1st Division, its staffs, and the 1st Divisional Intelligence Unit were relocated from Sydney and Woodside, S.A. to Enoggera, a divisional engineer support squadron was raised on the Army Order of Battle and located at Enoggera and the field survey squadron was centralised at Gaythorne from various unsatisfactory Brisbane locations.

14. Other changes included the relocation to Enoggera of the topographical survey troop from Randwick and the field ambulance from Wacol. An ordnance field park (now 6th Task Force Supply Company) was raised and located at Enoggera.

15. A review of the organisation of the tropical warfare division in 1975 in the context of increasing the mobility and independence of ground forces resulted in increases in vehicle, stores and plant holdings of units and a rationalisation of personnel. These increases necessitate the construction of additional vehicle compounds and stores areas for some of the Stage I facilities. These requirements are included in the Enoggera Stage II development.

16. In the White Paper presented to Parliament on Australian Defence by the Minister for Defence in November 1976, the problems existing at Enoggera were highlighted as follows:
 "At present the lack of working accommodation causes the wide dispersion of some divisional and task force units, thus hampering efficiency. Further, store and workshop accommodation is needed for units which are planned to be raised in order to enhance the capability of task forces for rapid deployment".

17. Population The population at Enoggera will increase significantly following completion of the Stage II development as the following table indicates:

	<u>Current Population</u>	<u>Proposed Increase</u>	<u>Proposed Total</u>
Officers	296	56	352
Warrant Officers/Sergeants	461	131	592
Other Ranks	2414	662	3076
Civilians	66	-	66
Total	3237	849	4086

18. The Committee was informed that sufficient good standard living accommodation exists at Enoggera to cater for the increase in population expected at the completion of Stage II. This accommodation was constructed under the Stage I development but has not been fully utilised following the end of National Service Training.

19. Vehicles The number of military vehicles and equipment will also increase. Armoured (tracked) vehicles will increase by five to

one hundred and ninety five. "B" vehicles (wheeled vehicles excluding plant and trailers) will increase by two hundred and thirty nine to eight hundred and eighty one. "C" vehicles (plant) will increase by two to ninety. Trailers will increase by one hundred and eighty six to four hundred and fifty eight.

20. The need for the work can be summarised as follows:

- to replace sub-standard, underscale and non-functional accommodation occupied by some of the divisional and task force units at Enoggera, Wacol, Ingleburn and Holsworthy;
- to provide additional facilities for units already housed in permanent accommodation to cater for increased requirements brought about by the reorganisation of the division;
- to allow certain units of 1st Division and the units of 6th Task Force to be grouped with their parent formations to allow the more efficient functioning of the formations in purpose designed facilities.

21. Committee's Conclusion There is a need to provide new and additional working and other accommodation at the Enoggera Military Area for field force units of 6th Task Force, and 1st Division which are now located in unsatisfactory and widespread accommodation at Enoggera, Wacol, Ingleburn and Holsworthy.

THE PROPOSAL

22. The proposal is to construct working accommodation at Enoggera for field force units of 6th Task Force and 1st Division and to expand the dining and ante-room areas of the existing two officers' and two warrant officer/sergeants' messes.

23. 4th Cavalry Regiment located at Enoggera occupies facilities purpose built for several other units. Its current accommodation is highly unsatisfactory and its relocation is necessary to resolve not only its own difficulties but also those of the other displaced units. It

is proposed to construct a new facility for 4th Cavalry Regiment in the western area of the development. The facilities required for the 4th Cavalry Regiment are:

- a building to accommodate the regimental headquarters, administrative staff, a regimental aid post and picquet facilities.
- two identical buildings to accommodate the armoured personnel carrier squadron's headquarters and troop staffs;
- quartermaster's store and armoury;
- workshop facilities for the repair of the unit's armoured and wheeled vehicles;
- office accommodation for the staff of the operational support squadron;
- office accommodation and storerooms for the staff and stores of the technical support squadron;
- covered parking bays for 152 armoured vehicles;
- concrete compound containing a loading ramp and a petroleum, oil and lubricants point;
- ancillary facilities to include a wash point and wading pool.

24. 1st Signals Regiment and 1st Signals Regiment Workshop located at Ingleburn, N.S.W., occupy buildings constructed in the early 1950's. The proposal is to construct new facilities for the signal regiment and workshop in the area currently occupied by 8/9th Battalion, Royal Australian Regiment. The facilities proposed are:

- a building to accommodate the regimental headquarters, administrative staff, picquet facilities and security troop;
- a building to provide working accommodation for the radio relay and main divisional signal squadrons;

- quartermaster's store and armoury;
- a building providing facilities for the administrative squadron, cipher troop and regimental aid post;
- a combined workshop, office and stores area for the technical maintenance troop; and
- a vehicle compound with covered parking for 34 "B" vehicles, a transport office and wash down point.

25. 2nd Field Engineer Regiment is located at Enoggera and occupies a variety of buildings ranging from sub-standard galvanised iron construction to brick buildings constructed during Stage I. The regiment occupies various areas and it is proposed to consolidate the squadrons of the regiment into one location, to modify some of the existing brick buildings and to construct new facilities where necessary. The proposal for 2nd Field Engineer Regiment is as follows:

- modify the existing headquarters building to enable the centralisation of regimental headquarters staff and picquet facilities and modify the existing quartermaster building to enable the collocation of facilities for the three squadrons and regimental quartermaster sections;
- provide a building to accommodate the headquarters and troop administrative staff of the three squadrons and regimental aid post.
- provide working accommodation for the staff of the plant and transport elements of the regiment;
- provide a compound, workshop building and administrative offices for 2nd Field Engineer Regiment Workshop;
- ancillary facilities to be provided include hardstanding for wheeled vehicles, a crushed rock surfaced compound for plant, a loading ramp and a petroleum, oil and lubricants point.

26. 1st Field Regiment, Royal Australian Artillery is located in sub-standard accommodation at Wacol, Qld. As an area was constructed at Enoggera during Stage I for a field battery, it is intended to extend this area by modifying the existing buildings where possible. It is proposed to provide the following for the 1st Field Regiment:

- a new building to provide working accommodation for the regimental headquarters staff, piquet facilities and a regimental aid post;
- a covered gun park for 12 x 105mm howitzers;
- a building to accommodate the administrative operations staff plus stores of a field battery;
- a quartermaster's store and compound;
- a sealed parade ground;
- extensions and modifications to existing buildings to cater for the changes in the organisation and stores holdings of a field battery and the technical support troop.

27. 8/9th Battalion, Royal Australian Regiment is located at Enoggera in unsatisfactory accommodation. The unit is to be moved to the north-western sector of the development. The proposal is to construct new accommodation for the battalion which will comprise:

- a building to house the battalion headquarters staff and picquet facilities;
- two identical buildings each housing two rifle companies;
- a building to house the logistic and support companies administrative and stores staffs, storerooms and a regimental aid post;
- a quartermaster's store;
- a bandroom;

- a transport compound, technical support platoon facilities and office accommodation for the transport section administrative staff.

28. 131st Divisional Locating Battery is currently located at Holsworthy, N.S.W., in part of the accommodation purpose built for an infantry battalion. The remainder of this infantry accommodation is occupied by 8/12 Medium Regiment. A new complex is to be constructed for 131st Divisional Locating Battery in the south-western sector and will comprise:

- a building to accommodate the administrative staff of the battery headquarters with areas for a regimental aid post and picquet facilities;
- a building accommodating the administrative, technical and stores functions of the meteorological survey, radar and sound ranging troops;
- a quartermaster's store;
- a vehicle compound with secure garages for radar storage, transport office and workshop facilities, a petroleum, oil and lubricants store; and
- a building to store compressed hydrogen.

29. 20th Divisional Engineer Support Squadron occupies a number of scattered, sub-standard, non-functional buildings at Enoggera. The unit is interspersed within the 2nd Field Engineer Regiment area. The proposal is to move the 20th Divisional Engineer Support Squadron to an area north of its present location and to utilize two buildings currently occupied by the field survey squadron. In addition there are a number of new buildings required. The proposal is to provide:

- a building to accommodate the squadron

headquarters, picquet and regimental aid post facilities;

- a building to house the administrative elements of the plant troop and transport section, storerooms for the plant troop and a change room;
- a building containing the workshop and administrative stores functions associated with the workshop;
- a building to house the workshops, offices and stores of the resources and services troops;
- modifications to the two buildings vacated by the survey units for use as a quartermaster store and a project store;
- a vehicle and plant compound containing a loading ramp, vehicle wash point and a petroleum, oil and lubricants point; and
- associated road works.

30. 1st Field Survey Squadron and 1st Divisional Topographical Survey Troop are at present in accommodation at Enoggera which is unsuitable for the complex range of equipments held and operated by the units. The two buildings currently occupied by the survey units are to be occupied by 20th Divisional Engineer Support Squadron. An area in the southern zone of the development is the site for the units new purpose designed accommodation. The proposal is for the following facilities to be provided:

- a building to store the maps held by the units;
- a quartermaster's store and compound;
- a building to house the technical and administrative elements of the units; and
- a transport office and vehicle compound.

31. Miscellaneous units and works include:

- two military instruction centres each comprising four classrooms and a 90 seat theatre;

- a new building to replace the existing garrison military police building at the Lloyd Street entrance to Enoggera;
- extensions to the existing private automatic branch exchange building to cater for the increase in the number of telephone lines and switching equipment;
- extensions to the ante room/dining room facilities of the two officers' and two warrant officer/sergeants' messes to cater for the increases brought about by the influx of personnel;
- provision of a vehicle compound, transport office and workshop for 11th Field Ambulance;
- a building to house 1st Military District education centre and library;
- a building to house the 1st Divisional Intelligence Unit and 1st Divisional Cash Office;
- a central magazine to hold small arms ammunition;
- modification to an existing building to provide warehousing for 6th Task Force Supply Company;
- extensions to the transport compound of 6th Battalion, Royal Australian Regiment;
- provision of private car parks. Based on the estimated total population of Enoggera Military Area a total of 2,400 spaces is required;
- ancillary works which include electrical reticulation, water reticulation, fire alarms, fire protection, sewerage systems, landscaping and road works.

32. Committee's Conclusion The Committee agrees that the Enoggera Stage II Development will provide the working and other accommodation required by the field force units of 6th Task Force and 1st Division.

THE SITE

33. The Enoggera Military Area consists of 586 hectares of Commonwealth Government land located eight kilometres from the Brisbane General Post Office.
34. The sites to be used for construction range from level areas in the north and east to tree covered slopes in the western area of the development.
35. The locations planned for 131st Divisional Locating Battery and 8/9th Battalion, Royal Australian Regiment are lightly timbered areas. Only those trees which are in the way of these developments will be removed.
36. Approximately 50% of the development will occur on the west and south western periphery of the existing built-up area with the remainder being infill between existing facilities.
37. Site investigations have shown underlying strata varying from hard shale to sandy clay. The bearing capacity of the site is not expected to present any foundation problems.
38. The military area has a gradual, uneven slope to the east and north east, with a small creek partially culverted, crossing the site.
39. The site is surrounded on three sides with established residential development. A planted buffer zone will be maintained between army facilities and civilian development.
40. Committee's Conclusion The sites selected are suitable.

CONSTRUCTION AND DESIGN

41. As previously mentioned in paragraph 6 of this report, more detailed construction and design information regarding the proposed works may be found in the Department of Construction's submission which will be incorporated in the Minutes of Evidence. It should be noted that of the

68 proposed buildings, the administration buildings, workshops and stores forming each Field Unit compound are similar in design and type.

42. Design The Department of Construction has observed the following user guidelines presented to it by the Department of Defence:

- designs should allow for future expansion;
- buildings should be of a contemporary character but should blend with the existing Stage I buildings;
- materials used should be of a low maintenance type and have good weathering characteristics;
- building heights should be limited to two storey and must enable unit identity to be retained;
- maximum use to be made of natural ventilation, sun screening and glazing to reduce the dependence on energy to provide cooling/ventilation in buildings;
- air conditioning is required in buildings that need temperature and humidity control or a dust free environment.

43. Controls The proposed development will comply with certain conditions laid down following discussions between the Department of Construction and the Director of Town Planning, Brisbane City Council:

- a ten metre planted buffer zone will be provided between new development and existing residential development.
- the Frazers Road access (on southern boundary) will be located a minimum of 40 metres to the west of the existing intersection of Frazers Road and Woola Road.

Cognizance will also be taken of relevant building, fire, water and sewerage regulations.

44. Committee's Conclusion The Committee recommends the construction of the works in this reference.

ENVIRONMENTAL CONSIDERATIONS

45. Environmental clearance for the project has been given by the Department of Environment, Housing and Community Development. Layouts of buildings and compounds will be planned to minimise flora damage. Facilities will be designed to keep the level of pollutants from areas such as workshops, within the limits required by Queensland and Australian Government Regulations.

LANDSCAPING

46. Landscaping will be provided to new areas and to existing areas disturbed by construction.

47. Existing trees are to be retained where possible, particularly on the periphery of the site and areas where a quiet atmosphere is necessary.

48. Trees and shrubs either native to the area or which are known to flourish under similar conditions will be chosen with a view to keeping maintenance to a minimum.

49. Screening by means of planting will be provided to service areas, car parks and adjacent residential areas.

SOLAR HEATING

50. The Committee was informed that the use of solar energy for hot water heating was considered by the Department of Construction but solar units were not found to be as economic as electric units at this stage. However, further consideration will be given to the use of solar units during detailed design.

ESTIMATE OF COST

51. The estimated cost of the works when referred to the Committee was \$17.3m. at May 1978 prices and is made up as follows:

	\$
Building works	10,082,000
Mechanical	447,000
Electrical	1,192,000
Civil	3,662,000
Hydraulics	1,517,000
Landscaping	<u>400,000</u>
Total	<u>17,300,000</u>

PROGRAM

52. A three phase program is proposed for Enoggera Stage II Development. Phase A is planned to be authorised in 1978/79 at a cost of \$6.4m; Phase B in 1979/80 at a cost of \$5.76m and Phase C in 1980/81 at a cost of \$5.14m.

53. The work has been planned to a time scaled network developed on the basis of the work being progressively completed from 1979 to 1983.

54. It is proposed that the work will be undertaken by numerous contracts and these, together with the related detailed design and specifications, will be appropriately phased to meet the construction completion schedule.

ACCESS POINTS

55. A local resident proposed that access to the military area from the north should be provided at one point only i.e. the existing main entrance off Samford Road.

56. This would prevent traffic to the military area filtering through residential areas in the adjacent suburb of Mitchelton. However the Department of Defence proposes to provide an additional entrance at Wanimo Street, Mitchelton to reduce dependence on the Samford Road entrance which is considered dangerous. A representative of the Queensland Main Roads Department indicated to the Committee that it was proposed to modify

the Samford Road entrance to allow less hazardous ingress and egress but the works had not yet been programmed.

RECOMMENDATIONS AND CONCLUSIONS

57. 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 TO PROVIDE NEW AND ADDITIONAL WORKING AND OTHER ACCOMMODATION AT ENOGGERA MILITARY AREA FOR FIELD FORCE UNITS OF 6TH TASK FORCE AND 1ST DIVISION WHICH ARE NOW LOCATED IN UNSATISFACTORY AND WIDESPREAD ACCOMMODATION AT ENOGGERA, WACOL, INGLEBURN AND HOLSWORTHY.	21
2. THE COMMITTEE AGREES THAT THE ENOGGERA STAGE II DEVELOPMENT WILL PROVIDE THE WORKING AND OTHER ACCOMMODATION REQUIRED BY THE FIELD FORCE UNITS OF 6TH TASK FORCE AND 1ST DIVISION.	32
3. THE SITES SELECTED ARE SUITABLE.	40
4. THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF THE WORKS IN THIS REFERENCE.	44
5. THE ESTIMATED COST OF THE WORKS WHEN REFERRED TO THE COMMITTEE WAS \$17.3m. AT MAY 1978 PRICES.	51

MB
(M. H. SENGLEY)
Chairman

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

17 August, 1978.



