

Parliamentary Standing Committee on Public Works

REPORT

relating to

DEVELOPMENT OF THE MILITARY AREA

at

Woodside, S.A.

for the

16th Air Defence Regiment

(Fourteenth Report of 1982)

1982
THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

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MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
(Twenty-sixth Committee)

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- ¹ Retired 30 June 1981.
- ² Ceased to be member on election as President of the Senate on 18 August 1981.
- ³ Appointed 25 August 1981..
- ⁴ Appointed 25 August 1981.
- ⁵ Appointed Vice-Chairman 27 August 1981.

PUBLIC WORKS COMMITTEE ACT 1969
ORDER UNDER SUB-SECTION 18(4)

I, SIR ZELMAN COWEN, the Governor-General of the Commonwealth of Australia, acting with the advice of the Federal Executive Council, in pursuance of Sub-Section 18(4) of the Public Works Committee Act 1969, hereby, by this Order, declare that the public work described in the schedule be referred to the Parliamentary Standing Committee on Public Works for consideration and report.

SCHEDULE

DEVELOPMENT OF THE MILITARY AREA AT WOODSIDE, S.A.,
FOR THE 16TH AIR DEFENCE REGIMENT

L.S.

Given under my Hand and the
Great Seal of Australia
on 16 July 1982

ZELMAN COWEN
Governor-General

By His Excellency's Command,

RALPH J HUNT
Minister of State for
Transport and Construction

WITNESSES

Battersby, R.H., Esq., Acting Associate
Director, Defence Projects, Department
of Transport and Construction, South
Australia and Northern Territory Region,
City Mutual Centre, 10-20 Pulteney Street,
Adelaide, South Australia

Carter, Lieutenant-Colonel G.D., Commanding
Officer, 16th Air Defence Regiment, Milpo,
Woodside, South Australia

Day, Brigadier P.J., Director General
Accommodation and Works - Army, Department
of Defence, Russell Offices, Canberra,
Australian Capital Territory

Knight, Lieutenant-Colonel P.D., Project
Manager (Major Works) DCAW-A, Department
of Defence, Russell Offices, Canberra,
Australian Capital Territory

Rutter, M.S., Esq., Project Manager, Defence
Projects, Department of Transport and
Construction, South Australia and Northern
Territory Region, City Mutual Centre,
10-20 Pulteney Street, Adelaide, South
Australia

Seaman, D.G., Esq., District Clerk,
District Council of Onkaparinga,
Box 44, Woodside, South Australia

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

DEVELOPMENT OF THE MILITARY AREA AT WOODSIDE,
S.A., FOR THE 16TH AIR DEFENCE REGIMENT

R E P O R T

On 16th July 1982, His Excellency the Governor-General in Council referred to the Parliamentary Standing Committee on Public Works for consideration and report to Parliament the proposed development of the Military Area at Woodside, S.A., for the 16th Air Defence Regiment.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal is for the provision of new buildings and associated facilities to accommodate the 16th Air Defence Regiment and supporting elements. The proposal comprises:

- a headquarters building
- working and living accommodation
- secure enclosures for Rapier surface-to-air guided weapon systems
- a regimental training complex
- workshops and stores
- messes and kitchens
- replacement and upgrading of engineering services
- a physical training and recreation complex
- roads, car parks and pavements.

2. The estimated cost of the proposed work when referred to the Committee was \$16.9 million at June 1982 prices.

THE COMMITTEE'S INVESTIGATION

3. The Committee received written submissions and drawings from the Department of Defence and the Department of Transport and Construction and took evidence from their representatives at a public hearing held in Adelaide on 6 September 1982.

4. The Committee received a written submission from the District Council of Onkaparinga and took evidence from its representative.

5. Prior to the public hearing the Committee inspected existing facilities at the Woodside Military Area.

6. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

7. The Woodside Military Area, which covers an area of 162 hectares, is located 27 kilometres east of Adelaide and two kilometres south of the township of Woodside.

8. The land was purchased by the Commonwealth in 1927 and during the inter-war period was used for establishing and training light horse and infantry units.

9. During the Second World War general purpose barrack accommodation was built for the mobilisation of four infantry battalions.

10. Since the Second World War the facilities at Woodside have been occupied by a variety of units including 3rd Battalion, Royal Australian Regiment.

11. In 1965, the 110 Light Anti Aircraft Battery was raised at Woodside and shared facilities with the 3rd Battalion. In June 1969 the battery was combined with 111 Light Anti Aircraft Battery, which was based in Sydney and had been stationed in Malaysia, to form the 16th Light Anti Aircraft Regiment. The new regiment was located at Woodside and was renamed the 16th Air Defence Regiment (16 AD Regiment) in 1978 following organisational and equipment changes.

12. 16 AD Regiment As a Field Force unit the role of 16 AD Regiment in time of war is to provide low level and very low level air defence for deployed land force elements and their installations. Its peacetime training activities, carried out at Woodside, at Murray Bridge training area or on deployment to Williamstown or Learmonth (WA) include deployment drills, command and control exercises and all aspects of the operation and maintenance of air defence weapons systems.

13. Equipment and Strength The regiment is structured into a number of sub-units which are as follows:

- Headquarters
- Headquarters Battery
- 110 Air Defence Battery
- 111 Air Defence Battery (Light)
- 16th Air Defence Regiment Workshop

14. The Woodside detachment of the District Support Unit, Adelaide, is responsible for the local administration of the Woodside Military Area and the maintenance of the grounds and buildings, the married quarters area and the operation of an area fire station.

15. The regiment is equipped with the Rapier surface to air guided weapon system and the Redeye manportable surface to air missile.

16. The unit is fully mobile being equipped with 224 vehicles and trailers and 50 items of trailer mounted equipment.

17. The current establishment, including the District Support Unit Adelaide - Woodside detachment, is made up as follows:

Unit	Officers	Warrant Officers and Sergeants	Rank and File	Civilians	
16 AD Regiment	30	67	288	-	385
District Support Unit Adelaide - Woodside detachment	1	3	13	8	25
TOTAL	31	70	301	8	410

18. In evidence the Department of Defence advised the Committee that there are no plans to increase the establishment.

THE NEED

19. Location of 16 AD Regiment at Woodside In 1975 the Rapier system was selected as the new low level air defence weapon system for the Army. A number of possible locations for 16 AD Regiment, which was to be equipped with the system, were studied. The locations examined were Salisbury, Woomera, Singleton, North Head and Woodside. The study concluded that as an interim measure 16 AD Regiment should remain at Woodside and be provided with temporary Rapier facilities. In the longer term, the study concluded, the regiment should be collocated with the School of Artillery at Singleton. Subsequently in 1976, however, restrictions on possible future development of Singleton due to coal deposits became apparent.

20. This uncertainty, the planned relocation of 3rd Battalion from Woodside to Holsworthy and a requirement for there to be at least one field force unit in each State collectively contributed to a decision that 16 AD Regiment should remain in South Australia.

21. A further assessment of the suitability of Keswick Barracks, Warradale Barracks, Hampstead Barracks, Woomera and the Woodside Military Area as possible locations for the regiment was subsequently undertaken.

22. The assessment concluded

- Keswick, Warradale and Hampstead⁴ lacked sufficient area for development and close training areas;
- Woomera was unsuitable because of its isolation and uncertainty about long term development plans;
- the terrain at Salisbury was unsuitable for a close training area and radar emissions generated by the Rapier system may interfere with electronically sensitive ammunition stored there;
- Woodside possessed or had superior access to a close training area, a low security risk, ranges, training areas and base repair and logistic support facilities.

23. Existing Facilities The majority of existing buildings at Woodside built during the Second World War as general purpose accommodation, are timber framed and galvanised iron clad structures. These have been used as sleeping, living and working accommodation for the past thirty years and where possible have been converted into training, storage and recreational facilities.

24. Since the relocation of the 3rd Battalion to Holsworthy in 1981 the "best" buildings have been used by the reduced numbers occupying the area but the continued occupancy and use of even the best buildings has required considerable expenditure on repairs and maintenance as is shown below:

<u>Financial Year</u>	<u>1979/80</u>	<u>1980/81</u>	<u>1981/82</u>
Repairs and Maintenance Expenditure	\$65,700	\$276,600	\$362,757

25. If 16 AD Regiment is to remain at Woodside it is clear that it is unwise, if only from a financial point of view, to continue spending these sums on structures and associated services that are now beyond economic repair.

26. From a morale point of view, single living quarters are below Scales and Standards of Accommodation and are unsuitable for modification or renovation. The Committee was advised that the Regiment loses about 40 personnel, about half of which are lost to the Army, per annum. It cannot be established whether the losses could be totally attributable to poor living and working accommodation but they could certainly affect morale.

27. In peacetime the regiment is required to continually undergo training in all aspects of the operations of guided weapons and support equipment. The buildings in which theory or simulation training is carried out are barrack blocks which cannot be converted to house modern training aids.

28. Whilst facilities to house and permit the servicing of the Rapier system were provided at short notice in 1978/79, these are adequate as an interim measure only. It was stated in evidence that the lack of suitable facilities to house or service some components of the Rapier System may lead to the life of the equipment being shortened. The Committee views this with concern.

29. Committee's Conclusion The Woodside Military Area offers advantages over other locations in South Australia for the 16th Air Defence Regiment. Existing working, training and sleeping accommodation and facilities at Woodside are unsatisfactory and should be replaced.

Zone on the knoll in the north-west sector of the site. Buildings will be grouped around the slopes of the knoll. The regimental parade ground will be located between separate headquarters buildings for 110 and 111 Air Defence batteries on the western slope of the knoll.

36. The scale of the buildings proposed in the residential and administrative zone was influenced by functional requirements and their location. The latter was a factor which contributed to the adoption of a single storey design for the majority of buildings. The Committee was advised that single storey, as against double storey, designs proposed could be provided within design to cost targets.

37. At present the main entrance to the area is at the junction of Coral Avenue and the main Woodside-Nairne Road. When the site was occupied by both the 16 AD Regiment and the 3rd Battalion, the location of the entrance permitted easy access to facilities extending to the east and the west. The facilities to the east were occupied by the 3rd Battalion and the master plan envisages development mainly around the knoll. Accordingly, the master plan provides for a new main entrance to be located further west, at the intersection of a realigned Sattelberg Road and the Woodside-Nairne Road. A number of carparks will extend from roads surrounding the Administrative Zone. Turning nodes will be constructed at the main entrance to improve safety.

38. The Committee questioned the advisability of having heavy truck convoys proceeding past the residential and administrative zones to or from the transport compound. The Committee was assured that noise from vehicles would not create a nuisance. There would be mass movement of vehicles about 10 times per year when the unit is deployed on exercises and most personnel located in the Administrative Zone would be involved in these exercises.

BUILDING DESCRIPTIONS

39. Recreation and Training Complex This complex will replace a building, currently used as a gymnasium, which is not purpose built and has limited facilities. The new indoor complex will serve to maintain requisite standards of physical fitness, which includes swimming, and provide indoor sports recreational facilities. The complex will include a gymnasium, a 25 metre, six-lane heated swimming pool, change rooms and toilets, squash court and assembly hall with projection room facilities and a portable stage.

40. Under Scales and Standards the regiment is eligible for the provision of six-lane, 25 metre unheated swimming pool. The Committee was advised that a heated pool is necessary to maintain physical fitness standards during winter months.

41. The pool, gymnasium and squash court will be overlooked by a common mezzanine viewing gallery and sound isolated from each other.

42. Living Accommodation and Messes Individual bedroom accommodation for 11 senior NCOs will be provided in the sergeants' living accommodation building. Each pair of bedrooms will share a shower and toilet. Individual bedrooms will have direct access to the outside; there will be no corridor along the length of the building.

43. The officers' living accommodation building, will provide individual bedrooms for nine junior officers, two senior officers and the commanding officer. Each pair of junior officers will share a shower and toilet. The two senior officers will also be provided with a living room and will share a shower and toilet. The commanding officer will be provided with a self contained unit consisting of a bedroom, living room and batman's room. Access to bedrooms will be similar to the sergeants' living accommodation building.

44. Accommodation for rank and file will consist of 19 single storey buildings arranged around the rank and file mess. Each building will house eight men in two groups of four sharing a common room, shower and toilet.

45. Officers' and sergeants' messes will occupy a single building which will provide dining, entertaining and recreational facilities. Both messes will be served by a single kitchen. A common service yard, screened from the surrounding area, for the bar stores for both messes and for the kitchen will be provided. A feature of the internal layout of both mess areas is that the dining rooms, ante rooms and games rooms can be joined for special occasions.

46. It is proposed to provide covered ways linking the messes with their respective living accommodation. The Committee has ascertained that the cost of the covered ways is estimated at \$7,000. The Army stated it preferred the inclusion of covered ways when living accommodation is not part of the mess buildings.

47. The mess for rank and file will be located amidst the rank and file accommodation blocks and will provide kitchen, dining, entertaining and recreational facilities.

48. The scope of the living accommodation and messing arrangements for all ranks is generally in accordance with Scales and Standards of Accommodation.

49. The number of personnel provided for was calculated on historical trends, the current strength of the regiment and on experience at other Army units throughout Australia.

50. The Committee was advised that not all personnel live on base. Some personnel occupy houses in the Inverbrackie married quarters village, which comprises 103 houses, located on the north-eastern sector of the area. Others live in surrounding towns and in Adelaide.

51. Administrative Buildings A sentry post, to be located at the main entrance, will control boom gates to the entry and exit carriageways.

52. The Regimental Headquarters and Headquarters Battery will occupy separate buildings located on the northern slopes of the knoll. The Regimental Headquarters building, which will house the principal administrative headquarters, will contain offices, a conference room and toilets. The Headquarters Battery building will house a signals troop, Q store and offices.

53. The Woodside Detachment of the District Support Unit - Adelaide (DSU) will occupy a building comprising offices, telephone switchboard, secure teleprinter room and a post office. A transport compound and Q store building will occupy an adjacent area.

54. The Area Fire Station will be located immediately north of the DSU and will comprise four covered parking bays for fire trucks, offices, stores, sleeping accommodation and a tower for drying hoses. The location of the fire station, adjacent to Damour Road on the northern boundary of the

complex, was questioned by the Committee. It was felt that the location could be more central thereby permitting rapid access to all facilities. In justifying the proposed location, the Army stated experience showed there to be a greater fire risk in married quarters and living accommodation. There is a lesser risk in workshop areas, located furthest from the station, which will be provided with sprinkler systems.

55. The Area Fire Station will also contain a change room for 130 personnel.

56. The Regimental Quartermaster's store building will be located in a fenced compound adjacent to the Area Fire Station. The building will be sub-divided into a clothing and technical store, each with individual storage bays, and will be provided with an external loading dock.

57. The two headquarters buildings for 110 and 111 Air Defence batteries will be located adjacent to the parade ground. Provision for the regimental armoury will be included in the latter building.

58. Both buildings will fulfil similar functions and will include office accommodation, associated Q stores and communications facilities. All Q Stores will have external loading docks.

59. The regimental training complex will be located on the southern slope of the knoll and has been designed to accommodate 100 personnel undergoing training as well as specialist training facilities. These facilities will include audio visual and Rapier tracker rooms, aircraft recognition and tactical control training rooms, dividable lecture rooms, sector air defence operations centre as well as support facilities. A Dome Trainer building, connected to the main building, will house specialist equipment for the simulation of moving aircraft.

60. The Medical and Dental Centre will provide medical and dental care for the Woodside Military Area and will be located on the eastern slope of the knoll. The medical station will be provided with offices, examination and treatment rooms, physiotherapy room and a two bed ward. The dental section will consist of two surgeries, laboratory, office and store. The two sections will share a common waiting room and records office.

61. Industrial Facilities The Rapier compound will be provided with appropriate security fencing and will have within its perimeter a number of facilities, described below, related to the storage and maintenance of Rapier systems.

62. It is proposed to provide 16 storage bays for vehicles loaded with Rapier launchers and one safety monitoring radar. The Committee was advised the dimensions of the vehicle bays make allowance for larger trucks to be issued to the regiment.

63. The Rapier Workshop will be used for the maintenance and repair of air defence weapons systems. It will comprise a dust-proof room for the repair of electronic components, secure storage room, equipment room and an office.

64. A spare parts office and Warehouse building, also located within the Rapier compound, will house spare parts for the Rapier System.

65. No Rapier warheads will be stored at Woodside.

66. A guardhouse facility and change room will be located at the entrance to the Rapier compound. The guardhouse will comprise the guard control office, sleeping and living quarters and will be linked by telephone to the sentry post at the main entrance.

67. A change room for 150 personnel working in the industrial zone will form part of the guardhouse.
68. Two small concrete slabs with a carport-type cover, representing the storage decks of Hercules and helicopter aircraft, will be constructed in the area adjacent to the guardhouse.
69. A Vehicle and General Engineering Workshop and Store will be constructed within a fenced compound adjacent to the Rapier compound. The workshop will provide work bays, a welding bay, a general engineering work area and a machine shop. An external flammable liquid store will also be provided.
70. The Regimental Transport Compound will form part of the existing transport compound and will include the provision of an office, a store and vehicle garage.
71. The Ammunition Magazine, located adjacent to the transport compound, will be used for the storage of small arms ammunition. Security systems and safety devices will be provided.
72. Change Rooms The proposal includes the provision of change rooms in the Area Fire Station for 130 personnel working in the administrative zone, and in the guardhouse facility for 150 personnel working in the industrial zone. As well, some change rooms will be provided in the recreation and training complex.
73. The Committee questioned the need for the provision of change rooms at three separate locations. The rationale for their inclusion in the Area Fire Station and in the guardhouse facility is that these buildings are within easy access to personnel working in the respective zones, the buildings will be manned on a 24-hour basis and will be located adjacent to two of the largest toilet blocks in the project and will share common plumbing services.
74. The Committee nevertheless felt that change rooms for personnel in the Administrative Zone could be contained within the recreation and training complex and explored the possibility of locating the complex closer to the Administrative Zone. A possible site for the relocated complex appeared to be off Sattelberg Road near the officers' living accommodation.

75. Both the Department of Defence and the Department of Transport and Construction counselled against this proposition. The Department of Defence advised that the complex will be used for training of all personnel; it will be used as a recreation facility by live-in personnel and by personnel from the Inverbrackie village and should therefore be located adjacent to, but not within, either the residential or Administrative Zones. Furthermore, the residential living accommodation will be provided with outdoor privacy areas and the siting of a large complex in close proximity would interfere with these areas as well as detract from the architectural character of the living accommodation blocks.

76. The Department of Transport and Construction advised that from an engineering point of view the site proposed in the master plan for the training and recreation complex is relatively flat. The alternative site, near the officers' living accommodation, falls away to the south and would require considerable engineering site works.

ENGINEERING SERVICES

77. Extensive upgrading or replacement of engineering services are also proposed and significant elements are described below:

78. Hydraulics The existing sewerage system, which is in a poor condition, will be replaced by a low maintenance system of plastic piping. The existing sewage treatment plant has sufficient capacity to service the new development.

79. A new water reticulation system will comprise pipes sized for normal requirements and for fire fighting purposes. Satisfactory water supply pressure is available from a main located along the Woodside-Nairne Road.

80. An underground pipe drainage system will service the residential zone. Elsewhere, open grassed drains will be provided.

81. Electrical The proposed redevelopment of Woodside will lead to an increased demand for electricity and a movement in the centre of gravity of the load on the system. An underground electrical reticulation system, to replace the overhead system, will be provided in trenches shared with other engineering services.

82. Individual emergency power supplies for intruder alarms and security lighting will be provided to the Rapier compound and the magazine.

83. Mechanical Air conditioning will be provided in part of the Medical and Dental Centre, in the Dome Trainer building and some lecture rooms. The Committee was advised that solar water heating to buildings can be justified on economic grounds and will be provided to hot water services and the swimming pool. The system will employ solar collectors with electric booster elements.

84. Civil Works These will include new roads, the upgrading of existing roads, footpaths and landscaping. Maximum use will be made of the existing road system. Road widths and pavement strengths will be in accordance with traffic density and type.

85. Parking bays will be provided adjacent to buildings in the industrial and administrative zone.

86. The Regimental Parade Ground will have a bituminous surface.

87. Fire Services Accommodation buildings will be provided with hand extinguishers, small bore hose reels and core points. All other buildings will be provided with automatic thermal and smoke detection systems except for the Rapier workshop, Spare Parts Office and Warehouse which will be equipped with automatic sprinklers.

88. Committee's Conclusion The master plan for the redevelopment of the Woodside Military Area is satisfactory. The scope, design and location of the proposed buildings are justified and supported.

ENVIRONMENTAL FACTORS

89. The adoption of single storey building designs, especially in the higher areas in the administrative and residential zones, was governed largely by a desire to minimise visual impact of the proposed buildings on the rural nature of the area. The relatively large number of mature trees and shrubs on the site is a particular feature of the area. Buildings and earthworks will be sited and carried out to ensure the retention of as many trees and shrubs as practicable.

90. The proposal was examined by the Department of Home Affairs and Environment which advised that provided State requirements are met with respect to liquid waste discharges, no further action would be required under the Environment Protection Administrative Procedures. In this connection the Committee was advised that oils contained in runoff from all areas will be arrested in appropriate traps and filtered through a detention basin before discharge into the adjacent water course. This procedure will comply with the South Australian Clean Waters Act.

CONSULTATIONS

91. The Committee was advised that the proposal was discussed with Onkaparinga District Council, and all relevant South Australian Government departments and authorities which have raised no objections to it.

LIMIT OF COST

92. The estimated cost of the proposed work when referred to the Committee was \$16.9 million at June 1982 prices made up as follows:

	\$ million
Building Works	12.65
External Works and Services	4.25
	<u>16.90</u>

PROGRAM

93. It is proposed to call tenders progressively from late 1982 and completion of the entire project is planned for mid 1985.

94. Committee's Conclusion The Committee recommends the construction of the work in this reference.

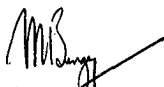
RECOMMENDATIONS AND CONCLUSIONS

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

	<u>Paragraph</u>
1. THE WOODSIDE MILITARY AREA OFFERS ADVANTAGES OVER OTHER LOCATIONS IN SOUTH AUSTRALIA FOR THE 16TH AIR DEFENCE REGIMENT.	29
2. EXISTING WORKING; TRAINING AND SLEEPING ACCOMMODATION AND FACILITIES AT WOODSIDE ARE UNSATISFACTORY AND SHOULD BE REPLACED.	29
3. THE MASTER PLAN FOR THE REDEVELOPMENT OF THE WOODSIDE MILITARY AREA IS SATISFACTORY.	88
4. THE SCOPE, DESIGN AND LOCATION OF THE PROPOSED BUILDINGS ARE JUSTIFIED AND SUPPORTED.	88

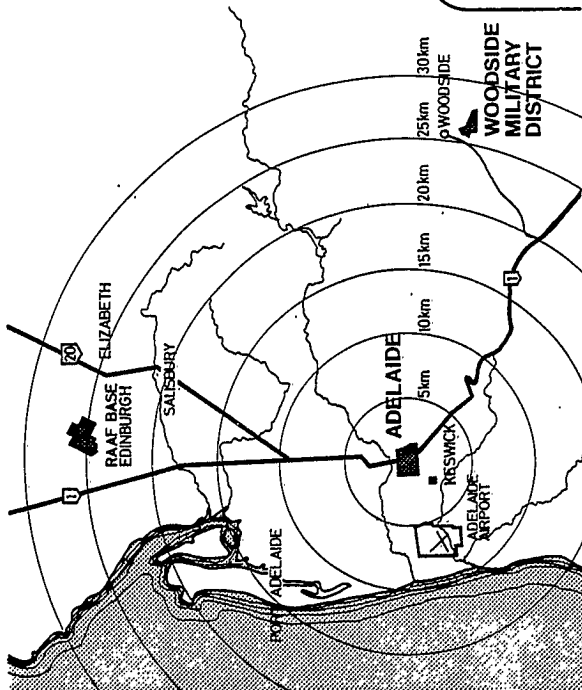
Paragraph

5. THE ESTIMATED COST OF THE PROPOSED^{ed} WORK WHEN REFERRED TO THE COMMITTEE WAS \$16.9 MILLION AT JUNE 1982 PRICES. 92
6. THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF THE WORK IN THIS REFERENCE. 94


(M.H. Bungey)
Chairman

Parliamentary Standing Committee on Public Works,
Parliament House,
CANBERRA, ACT

21 October 1982.



16th A.D. REGIMENT
WOODSIDE MILITARY AREA



01 23 5km

LOCALITY PLAN