

Parliamentary Standing Committee on Public Works

REPORT

relating to the

CONSTRUCTION OF A SUBMARINE WARFARE SYSTEMS CENTRE, HMAS WATSON, SOUTH HEAD, N.S.W.

(Sixteenth Report of 1984)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

1984

WEDNESDAY, 5 SEPTEMBER 1984

SENATOR FOREMAN:

IN ACCORDANCE WITH THE PROVISIONS OF THE
PUBLIC WORKS COMMITTEE ACT I PRESENT THE REPORT RELATING
TO THE CONSTRUCTION OF A SUBMARINE WARFARE SYSTEMS
CENTRE, HMAS WATSON, SOUTH HEAD, N.S.W.

I MOVE THAT THE REPORT BE PRINTED.

(WHEN SO ORDERED)

I SEEK LEAVE TO SPEAK TO THE REPORT.

(WHEN LEAVE GRANTED)

THE SUBMARINE WARFARE SYSTEMS CENTRE PERFORMS AN IMPORTANT ROLE IN SUPPORT OF THE ROYAL AUSTRALIAN NAVY SUBMARINE FORCE. BESIDES TRAINING SUBMARINE PERSONNEL IN THE USE OF SOPHISTICATED SUBMARINE WEAPONS SYSTEMS, THE CENTRE IS ALSO INVOLVED IN THE DEVELOPMENT OF SUBMARINE TACTICS AND COMBAT SYSTEM SOFTWARE.

THE CENTRE HAS BEEN LOCATED AT SOUTH HEAD IN SYDNEY HARBOUR SINCE 1980. IT HAS OPERATED FROM TWO SEPARATE BUILDINGS WHICH HAVE DEMONSTRATED TO BE UNABLE TO ACCOMMODATE ADEQUATELY BOTH STAFF AND EQUIPMENT. THE PROPOSAL ENDORSED BY THE COMMITTEE IS TO CONSTRUCT A PURPOSE-DESIGNED FACILITY TO CONSOLIDATE THE FUNCTIONS OF THE CENTRE. THE DESIGN, AS WELL AS FULFILLING NAVAL REQUIREMENTS, HAS THE ADDED BENEFIT OF ENHANCING THE SYDNEY HARBOUR SKYLINE. IT IS A LOW PROFILE BUILDING WHICH WILL REPLACE A VISUALLY PROMINENT BUILDING.

AS PART OF OUR INQUIRY WE INSPECTED HMAS ORION, ONE OF THE NAVY'S OBERON-CLASS SUBMARINES. I WOULD LIKE TO PAY TRIBUTE TO THE PERSONNEL OF THE RAN SUBMARINE SQUADRON. THEIR LIVING AND WORKING ACCOMMODATION IS EXTREMELY CRAMPED BUT IT APPEARED TO THE COMMITTEE THAT THE PERSONNEL INVOLVED BEAR THESE DIFFICULTIES IN A MANNER WHICH IS INDICATIVE OF THEIR PROFESSIONAL DEDICATION.

1 9 8 4

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

R E P O R T

relating to the

CONSTRUCTION OF A SUBMARINE WARFARE SYSTEMS CENTRE,
HMAS WATSON, SOUTH HEAD, N.S.W.

(Sixteenth Report of 1984)

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

Senator Dominic John Foreman (Chairman)
The Honourable Wallace Clyde Fife, M.P. (Vice-Chairman)

Senate

House of Representatives

Senator Gerry Norman Jones	David Bruce Cowan, Esq., M.P.
Senator Bernard Francis	Peter Hertford Drummond, Esq., M.P.
Kilgariff	Leonard Joseph Keogh, Esq., M.P.
	Eamon John Lindsay, Esq.,
	R.F.D., M.P.
	John Saunderson, Esq., M.P.

EXTRACT FROM THE
VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES
NO. 67 DATED 2 MAY 1984

- 15 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK -
SUBMARINE WARFARE SYSTEMS CENTRE, HMAS WATSON, SOUTH
HEAD, N.S.W.: Mr Hurford (Minister for Housing and
Construction), pursuant to notice, moved - That, in
accordance with the provisions of the Public Works
Committee Act 1969, the following proposed work be
referred to the Parliamentary Standing Committee on
Public Works for consideration and report:
Construction of a Submarine Warfare Systems Centre,
HMAS Watson, South Head, N.S.W.

Mr Hurford presented plans in connection with the proposed
work.

Question - put and passed.

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

CONSTRUCTION OF A SUBMARINE WARFARE SYSTEMS CENTRE,
HMAS WATSON, SOUTH HEAD, N.S.W.

R E P O R T

By resolution on 2 May 1984, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the construction of a Submarine Warfare Systems Centre at HMAS Watson, South Head, N.S.W.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal is for the development of a site at HMAS Watson, South Head, Sydney, N.S.W., which will accommodate the Submarine Warfare Systems Centre for the Department of Defence. The work will require the construction of a purpose-built facility to house on the one site elements of the Submarine Warfare Systems Centre which are currently located in various buildings at HMAS Watson.
2. The estimated cost of the proposal when originally referred to the Committee was \$3.36 million at February 1984 prices.

THE COMMITTEE'S INVESTIGATION

3. The Committee received written submissions and plans from the Department of Defence (Defence) and the Department of Housing and Construction (DHC). Representatives of those Departments gave evidence to the Committee at a public hearing which was held on the proposed site (Building 51) at HMAS Watson on 31 July 1984.

4. As part of its investigation, in early July the Committee inspected the existing Submarine Warfare Systems Centre (SWSC) at HMAS Watson and viewed the proposed site from South Head and Sydney Harbour. Additionally, the Committee inspected HMAS Orion at HMAS Platypus. The Committee wishes to thank the Royal Australian Navy (RAN) for its assistance during the inquiry.

5. The Committee also received written submissions from the Vaucluse Progress Association and the Sydney Harbour and Foreshores Committee, and took evidence from their representatives at the public hearing. Letters also were received from the New South Wales National Parks and Wildlife Service, the New South Wales Department of Environment and Planning, the Australian Heritage Commission, the National Trust of Australia (New South Wales) and the Municipality of Woollahra.

6. A list of witnesses who appeared at the public hearing and the organisations which they represented is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

7. The Royal Australian Navy presently has a submarine force consisting of 6 Oberon class submarines, the first being commissioned into the RAN in 1967 and the last in 1977. The submarine force is based at HMAS Platypus in Sydney Harbour.

The combat systems utilised by the submarine force have been updated over the years to the point where they are now considered to have a most advanced and unique configuration. The present system incorporates a fire control system of United States manufacture, German, British and United States sonars, United States weapons (Mk48 torpedo and Encapsulated Harpoon) and British torpedo tubes all in a British hull. The RAN believes its conventional submarine force is one of the finest in the world.

8. In order to operate the weapons system with the necessary safety and operational efficiency standards a high level of crew training is essential. Additionally, since the weapons system is computer based, continued software updating is required to assure combat readiness. These functions are currently undertaken at HMAS Watson.

9. HMAS Watson is located on South Head (Watsons Bay), Sydney, N.S.W., at the entrance to Sydney Harbour. The site has been a military establishment for over a century and DHC has estimated that the replacement cost of assets of HMAS Watson is \$32 million at July 1984 prices. It is surrounded by the Sydney Harbour National Park and is included in the National Trust Sydney Harbour Entrance Landscape Conservation Area.

10. At HMAS Watson the RAN operates a training establishment providing advanced courses in tactics, navigation, anti-submarine warfare, surface warfare, electronic warfare and training on selected weapons systems installed in the fleet. The Submarine Warfare Systems Centre was established there in 1980 and provides Submarine Command Team and other operator training, Submarine Combat System software upkeep, and the development of submarine tactics and combat system software.

THE NEED

11. Present Submarine Warfare Systems Centre Presently, the SWSC employs 23 naval personnel and 39 civilian staff. Elements of it are housed in various buildings at HMAS Watson, but Defence submitted that the arrangements are unsatisfactory and unable to meet the requirements for tactical and operational safety training. Apart from the administrative difficulties associated with separate locations, the existing facilities do not provide adequate floor area for equipment storage and staff work in administrative and technical areas where conditions fall well short of accepted standards of accommodation. As a means of short term relief temporary demountable accommodation is being planned to house existing staff who cannot be suitably accommodated in other buildings. There is also pressure on the SWSC to vacate certain premises currently occupied by it to relieve overcrowding pressures in other areas.

12. Requirements The RAN maintains that the SWSC should be located within a reasonable distance of the submarine force which it directly supports. Reasons for this are:

- A need for a quick response by the Centre to operational requirements of submarines in order to maintain combat readiness.
- Combat systems procedures developed at the Centre need to be proved at sea requiring staff of the Centre to be readily available to submarines.
- The submarine weapons certification team, which is part of the Centre, needs to have ready access to submarines.

- Training of submariners is carried out when submarines are in maintenance or refit, and involves daily commuting of trainees between the submarines and the Centre.

13. In order for such conditions to apply the RAN believes that the Centre should be located in the Sydney area. Further, it believes that the Centre should remain at HMAS Watson for the following reasons:

- the development of tactics and procedures for submarine warfare cannot be isolated from the development of tactics and procedures for other aspects of maritime warfare, which are undertaken at HMAS Watson.
- the technology and resources needed to maintain the sophisticated equipment at the Centre are common with other installations at HMAS Watson, thus making effective use of scarce expertise in this area.
- many of the civilian staff at the Centre have specialist expertise and staff disruption caused by a relocation would lead to a temporary loss of effectiveness of the Centre.

14. New Generation Submarines The Oberon class submarines have a hull life of 20-25 years and therefore are now approaching the end of their operating lives. Although not yet formally approved, the RAN has a project underway to acquire new replacement submarines, with current plans having the first new submarine commissioned in 1992. The RAN stressed that, regardless of whether the new submarines are conventional or

nuclear powered, they all carry the same weapons, sensors and fire control systems and so the support given by the SWSC would essentially be the same.

15. Committee's Conclusion The Committee accepts that the present facilities for the Submarine Warfare Systems Centre are unsatisfactory and that the provision of demountable accommodation would only provide an interim solution. A permanent and purpose-designed facility should be provided and the most appropriate location for the Centre is HMAS Watson.

SITE SELECTION

16. As stated above, the most appropriate location for the Submarine Warfare Systems Centre is at HMAS Watson.

17. Appendix B illustrates where HMAS Watson is located in Sydney Harbour and site details are contained in Appendix C.

18. Prominence HMAS Watson is located at South Head and therefore occupies a significant position in the Sydney Harbour landscape. The headland is situated at the entrance to Sydney Harbour where its three main waterway arms meet. On its harbour side are low sandstone cliffs which rise to form high cliffs on the ocean side. Several sandstone outcrops characterise the site, together with low natural heath vegetation. Species of exotic vegetation are interspersed with the native flora. A tree replanting program is currently being conducted by the N.S.W. National Parks and Wildlife Service.

19. The naval establishment is bordered by the Sydney Harbour National Park and is included with the National Trust Sydney Harbour Landscape Conservation Area. In its Register, the National Trust has listed an old Army Artillery Barracks, two elements of which have been included in the Australian Heritage Commission's Register of the National Estate. It is believed the

remainder will be nominated for entry. There are also a number of old gun emplacements which are of historic interest although they are not classified.

20. HMAS Watson therefore is located in a prominent position and would be very sensitive to any development proposals. This fact, coupled with a scarcity of suitable building sites, limited site choice to just two.

21. Site A Site A is on sloping ground and consists mainly of exposed rock and sparse vegetation cover. It is about 35 metres above sea level and is on a prominent ridge of the headland, as viewed from either the harbour or from the main approach road to Watsons Bay. Adjacent to the site are the old Artillery Barracks group of buildings and the gun emplacements are nearby.

22. A 30 year old disused two-storey building which is particularly visible on the skyline of South Head currently occupies the site.

23. Site B Site B is also on sloping ground but occupies a lower position above sea level than does Site A. It is a vacant site lying between the Tactical Trainer Building and the historic gun emplacements.

24. Although Site B was considered to be the only alternative site available at HMAS Watson, development on it was not favoured. DHC informed the Committee that the site is very limited, being bounded by the gun emplacements to the east, the Tactical Trainer Building to the north and the HMAS Watson boundary to the west. The site is steeply sloping, exposed to the harbour, and would be difficult to effectively landscape. Additionally, road access is limited and so development would entail significant roadworks.

25. It was estimated that construction of a suitable facility on Site B would cost \$3.7 million due mainly to additional excavation and roadworks costs. In relation to development costs on the other site (estimated at \$3.36 million) it was considered to be too costly.

26. Site A provided 2 design options, namely, the extension of Building 51, or demolition of Building 51 and construction of a new building. Retention of Building 51 was not favoured as its form made it suitable for only the office accommodation component of the new facility. Although it could provide one third of the required floor area, insufficient land to the north east would prevent an annex from attaining an adequate floor area. Further, substantial modifications would be needed to meet fire protection requirements. DHC concluded that it would be very difficult to organise the required functional relationships within a building design scheme which was based on retention of the existing building. As estimated development costs of this scheme were similar to costs associated with the provision of an entirely new building, the Department recommended a design solution based on the demolition of the existing building.

27. Committee's Conclusion The site selected, Site A, is well suited for the purposes of the Submarine Warfare Systems Centre. It has cost advantages over alternative sites, and, although relatively prominent, development on it would entail demolition of a visually obtrusive building on the Sydney Harbour skyline.

THE PROPOSAL

28. Design The proposal is to provide a new secure facility to accommodate the Submarine Warfare Systems Centre at South Head. In its submission, Defence identified five functional areas needing to be incorporated into the design of the building. The facility would require areas for:

- Tactical Development, including a test computer room and space to house equipment used to test software with inert weapons;
- Training, including rooms for a simulator computer, visual models, workshops, classrooms and plant;
- Software update, to accommodate computer terminals and a documentation room;
- Administration, with space for offices, conferences and the usual scale of amenities, and
- Technical support.

29. The building has been designed to minimise its impact on the South Head skyline and this has been achieved by giving it a low profile. The various functional areas have been organised into essentially two levels split over the contours of the site.

30. According to RAN advice, DHC has arranged each level to house those functional relationships which are required to be together. The upper level will contain the simulator trainer area, computer room, workshops and offices. The lower level will accommodate the general office area, conference room, computer terminals, test rooms and amenities. The plant room will pass through both levels. Entrance to the building will be gained passed a sentry in the general office area on the lower level.

31. By benching the building into the site, and by organising the functional areas into split levels over the slope of the site, the new facility would provide 2250 square metres of usable floor area, and yet have a roof level approximately 4 metres

lower than the existing building. The net result of benching and use of split levels is a low profile building more sympathetic to the natural landscape and skyline of Sydney Harbour.

32. The facades will be designed to provide security, reduce heat gain in the building and to merge the structure with the colour and texture of the outcropping rock on and around the site. Internal layout flexibility will be provided through the use of a concrete structure with non load-bearing internal partitions.

33. DHC advised the Committee that the life of the structure would be in the order of at least 50 years, and meets the RAN's brief requirements for its immediate and perceived future needs.

34. Committee's Conclusion The design proposed by DHC not only allows naval requirements to be met, but also displays appreciation of the sensitivity of the site.

35. Relationship with Building 25 An aspect of the design of the proposal, which received attention from organisations who made representations to the Committee, is the relationship between the new building and Building 25, a former Officer's Cottage believed to have been built about the turn of the century and now used by the RAN to accommodate Naval personnel.

36. Submissions received by the Committee indicate that the nearby Officers Cottage is of architectural significance. The National Trust of Australia (N.S.W.) stated:

It is important to consider Building 25 in the context of the other buildings within the Artillery Barracks Group. Although the building was built a little later than the other structures, it is nevertheless compatible in terms of scale, materials and general architectural character.

It is historically associated with the barracks complex, and assists in illustrating the evolution of military facilities between the 1860s and early twentieth century.

37. It is proposed to set the new building back from road boundaries to provide space for landscaping. However, at its southern end the building would be comparatively close to Building 25 and, owing to its sheer size and being located on higher ground, would be out of scale with the adjacent historic buildings. Shadow diagrams prepared by DHC and the Vaucluse Progress Association indicated that the new building would cast a shadow which would have a particular effect on Building 25 during winter.

38. In order to ameliorate the contrast between the new and existing buildings it is proposed to devote considerable emphasis towards landscaping the site. The Sydney Harbour and Foreshores Committee commented 'that the landscape does need to be successful if a disastrous impact ... is to be avoided', and suggested that on this particular site it may be difficult to achieve. The Vaucluse Progress Association held similar reservations and expressed the view that overshadowing of Building 25 may not only be caused by the size of the new building but also by landscape elements designed specifically to separate the buildings. Presently separating the buildings are exotic deciduous trees which allow sunlight to penetrate the grounds of the cottage in winter. The Association believes that if such trees were replaced by evergreen natives the quality and quantity of sunlight reaching the cottage would be affected, producing adverse living conditions which eventually may lead to the cottage's abandonment and deterioration.

39. Alternative Design As a means of further lessening any adverse relationship between the two buildings, DHC prepared an alternative design. By rearranging the office area and adjusting the siting a separation of a further 4.5 metres between the two buildings could be achieved. However, such a relocation would incur an additional cost in the order of \$160,000, due mainly to increased excavation costs.

40. Both Departments considered the additional costs involved in the alternative design to be unjustified. The National Trust, while agreeing that an increased separation between the two buildings would assist in achieving a more satisfactory visual separation, confirmed that the original siting was acceptable. The Vaucluse Progress Association and the Sydney Harbour and Foreshores Committee urged that the alternative design be adopted.

41. Committee's Conclusion The original design and siting of the proposal is satisfactory. While recognising the architectural significance of Building 25, the increased expenditure involved in relocating the Submarine Warfare Systems Centre to provide a greater separation is unwarranted. Until the building's relationship with Australia's heritage has been determined, and its future ascertained, the RAN should encourage its continued occupancy and maintenance.

42. Construction The new facility will be composed of reinforced concrete columns supporting reinforced concrete flat slab floors and roof. Lateral stability will be provided by reinforced concrete wall panels.

43. The external finish will be of concrete with masonry and glass infill panels to match the colour and texture of the rock adjacent to the site. A waterproof membrane will be applied to the roof slab. Large eave overhangs and vertical louvres will

control heat gain and glare. Internal walls and ceilings generally will be painted plasterboard, with full height glass walling and acoustic ceilings installed where warranted.

44. The building will be founded on Hawkesbury Sandstone, which is prevalent over the site. The Council of the Municipality of Woollahra has requested that explosives not be used during excavation work and construction. The Department of Housing and Construction has agreed to this request.

45. Services All work areas in the building will be air conditioned. A separate unit will provide air conditioning in those areas requiring continuous critical temperature and relative humidity control (e.g., Simulator Trainer, Test Computer room and Computer Terminals room). The units will be capable of interconnection to provide standby capacity for the air handling system serving the control critical areas. Non-working areas will be mechanically ventilated.

46. The plant room will be located at the northern end of the building, and will be sound attenuated to minimise the effects of noise in the working areas of the building and in nearby accommodation blocks.

47. The existing 11kV supply mains is considered to be of adequate capacity to meet the additional load of the new facility. A substation, switchroom and converter room will be located in the building. Normal tubular fluorescent tanks will provide lighting, with special effects lighting in the entrance area and lobbies, and security lighting outside.

48. A halon gas discharge system will provide fire protection in the computer areas, with automatic sprinkler systems elsewhere. There will also be adequate fire hose reels and hydrants.

49. Water, sewerage and stormwater services will be connected to the existing site systems, and will be to Metropolitan Water, Sewerage and Drainage Board standards. The National Parks and Wildlife Service drew the Committee's attention to recent incidences of apparent failures with the existing system, resulting in pollution and erosion, the most recent occurrence causing damage to the historic cobblestone military road. The Committee was informed that the problem was more a question of maintenance than capacity. Nevertheless, the Committee is concerned that such incidences have occurred on several occasions and urges the RAN to review its maintenance programs with respect to hydraulic services.

50. Vehicular access to the facility will be provided via a driveway and loading area. No additional car parking requirements are envisaged.

51. Landscaping The Department of Housing and Construction stated that 'the exotic shrubbery and trees will be removed and native plants sympathetic to the natural character of South Head will be established around the site in forms relevant to the building and its surroundings'. Additionally, the expertise of a landscape architect who was previously engaged on landscaping the site of an adjacent building, and whose work had been commended by the Vaucluse Progress Association, will be used. The landscaping design will be closely co-ordinated with the works currently being carried out by the National Parks and Wildlife Service on the adjacent state-owned lands.

52. Committee's Conclusion Careful consideration will need to be given to the landscaping regime, especially the area between the new facility and the historic Officer's Cottage. A landscape plan of management should be developed.

CONSULTATION

53. The Department of Housing and Construction advised that the following authorities and groups were consulted during the development of the project:

Sydney City Council
Metropolitan Water, Sewerage and Drainage Board
Woollahra Municipal Council
N.S.W. Department of Environment and Planning
N.S.W. National Parks and Wildlife Service
Australian Heritage Commission
National Trust of Australia (New South Wales)
Vaucluse Progress Association
Sydney Harbour and Foreshores Committee

54. The Committee commends the consultation process employed by DHC and notes that the meetings it held with the various interested organisations were well received.

55. Statutory Requirements During the development of the proposal consultations took place with the Department of Home Affairs and Environment, and a Notice of Intention (N.O.I.) was lodged with that Department. The Department of Defence was subsequently advised that an Environmental Impact Statement would not be required to achieve the object of the Environment Protection (Impact of Proposals) Act 1974 provided that:

- (1) the environment protection measures outlined in the N.O.I. are implemented;

(ii) as requested in the N.S.W. Department of Environment and Planning letter to the Department of Housing and Construction (DHC) of 2 September 1983, "in the development of the design, careful consideration would need to be given to the choice of building materials and colours to harmonise with the natural landscape and adjoining buildings".

(iii) Defence (or DHC) continue consultation with the N.S.W. National Parks and Wildlife Service and the Woollahra Council on any matters of local concern (particularly landscaping), and

(iv) any reasonable environmental requirements of the N.S.W. Government and the Council relating to the proposal will be met as appropriate.

56. The Australian Heritage Commission advised that, apart from the need for a visual separation between the new building and Building 25, no aspect of the proposal was of concern "as care has been taken to minimise the impact of this new building on the sensitive environment of South Head".

57. Council Requirements The Woollahra Municipal Council has agreed to the proposal provided a number of conditions are abided by. These include restricting working hours to between 7.00 am and 5.30 pm on weekdays (7.00 am to 1.00 pm Saturdays), prohibition of explosives, covering of excavated material when transported from the site, indemnification against street cleaning costs, and liaison during landscaping. These requests will be acceded to by DHC.

58. The Department of Housing and Construction advised that the various organisations it consulted with repeatedly stated that the new building would be less prominent on the skyline than the existing building.

OTHER OBSERVATIONS

59. Master Plan and Conservation Analysis and Management Plan During the course of the inquiry the view was expressed to the Committee that a master plan for HMAS Watson be developed. The plan, which would be publicly available, would detail the overall development intentions for HMAS Watson. The Committee is well aware of the prominent position HMAS Watson occupies in the Sydney Harbour landscape and therefore believes that the call for such a plan should be supported.

60. At the public hearing DHC informed the Committee that a preliminary master plan had been in existence since 1969. The plan had been updated but further development has been held in abeyance pending completion of a Conservation Analysis and Management Plan. Development of this plan, which is intended to be used as a tool for the conservation of historic features at South Head, was commenced in January this year by a consultancy firm. The Department believes that the analysis will be completed by the end of the year and would form the basis for the development of a full master plan. The Committee supports the completion of a full master plan for the development of HMAS Watson.

61. Location of HMAS Watson The Committee has noted concern over the establishment of defence facilities near dense population centres such as Sydney, but feels that the proposal would augment Australia's defence capability without increasing the threat of attack. When asked to comment on the military significance of HMAS Watson, the RAN replied that it would be no more than the industrial infrastructure of Sydney.

62. Neither the Vaucluse Progress Association or the Sydney Harbour and Foreshores Committee had objections to the presence of HMAS Watson at South Head, as an agreement between the Commonwealth and the State had assured public access to the headland. The Vaucluse Progress Association hypothesised that, had HMAS Watson not been established at South Head, then the site may have been developed for other uses resulting in far less open space.

LIMIT OF COST

63. The estimated cost of the proposed work is \$3.42 million at July 1984 prices. When originally referred to the Committee, the cost was estimated at \$3.36 million at February 1984 prices.

TIMINGS

64. It is proposed to call for tenders in March 1985 and commence construction soon after. It is expected that the facility would be completed by late 1986.

65. Committee's Recommendation The Committee recommends the construction of the work in this reference.

RECOMMENDATIONS AND CONCLUSIONS

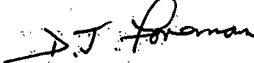
66. The recommendations and conclusions of the Committee and the paragraph in the report to which each refers is set out below.

Paragraph

1. THE COMMITTEE ACCEPTS THAT THE PRESENT FACILITIES FOR THE SUBMARINE WARFARE SYSTEMS CENTRE ARE UNSATISFACTORY AND THAT THE PROVISION OF DEMOUNTABLE ACCOMMODATION WOULD ONLY PROVIDE AN INTERIM SOLUTION. A PERMANENT AND PURPOSE-DESIGNED FACILITY SHOULD BE PROVIDED AND THE MOST APPROPRIATE LOCATION FOR THE CENTRE IS HMAS WATSON. 15
2. THE SITE SELECTED IS WELL SUITED FOR THE PURPOSES OF THE SUBMARINE WARFARE SYSTEMS CENTRE. IT HAS COST ADVANTAGES OVER ALTERNATIVE SITES, AND, ALTHOUGH RELATIVELY PROMINENT, DEVELOPMENT ON IT WOULD ENTAIL DEMOLITION OF A VISUALLY OBTRUSIVE BUILDING ON THE SYDNEY HARBOUR SKYLINE. 27
3. THE DESIGN PROPOSED BY DHC NOT ONLY ALLOWS NAVAL REQUIREMENTS TO BE MET, BUT ALSO DISPLAYS APPRECIATION OF THE SENSITIVITY OF THE SITE. 34

Paragraph

4. THE ORIGINAL DESIGN AND SITING OF THE PROPOSAL IS SATISFACTORY. WHILE RECOGNISING THE ARCHITECTURAL SIGNIFICANCE OF BUILDING 25, THE INCREASED EXPENDITURE INVOLVED IN RELOCATING THE SUBMARINE WARFARE SYSTEMS CENTRE TO PROVIDE A GREATER SEPARATION IS UNWARRANTED. UNTIL THE BUILDING'S RELATIONSHIP WITH AUSTRALIA'S HERITAGE HAS BEEN DETERMINED, AND ITS FUTURE ASCERTAINED, THE RAN SHOULD ENCOURAGE ITS CONTINUED OCCUPANCY AND MAINTENANCE. 41
5. CAREFUL CONSIDERATION WILL NEED TO BE GIVEN TO THE LANDSCAPING REGIME, ESPECIALLY THE AREA BETWEEN THE NEW FACILITY AND THE HISTORIC OFFICER'S COTTAGE. A LANDSCAPE PLAN OF MANAGEMENT SHOULD BE DEVELOPED. 52
6. THE ESTIMATED COST OF THE PROPOSED WORK IS \$3.42 MILLION AT JULY 1984 PRICES. 63
7. THE COMMITTEE RECOMMENDS THE CONSTRUCTION OF THE WORK IN THIS REFERENCE. 65


(D.J. FOREMAN)
Chairman

Parliamentary Standing Committee
on Public Works
Parliament House
CANBERRA

23 August 1984

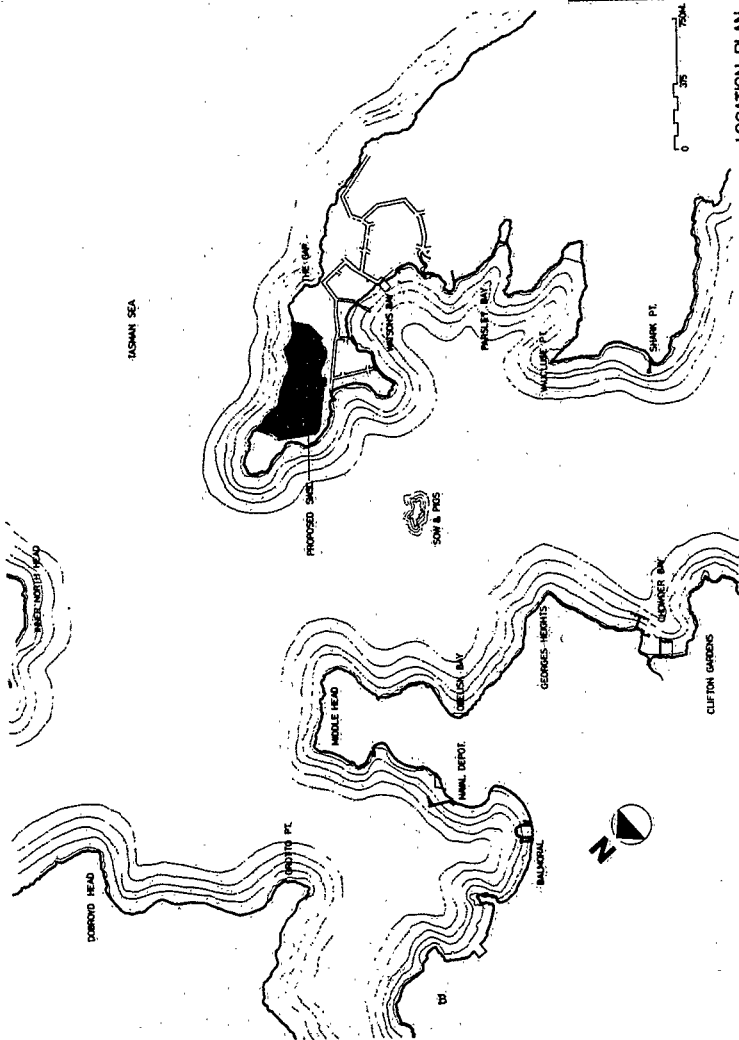
APPENDIX A

WITNESSES

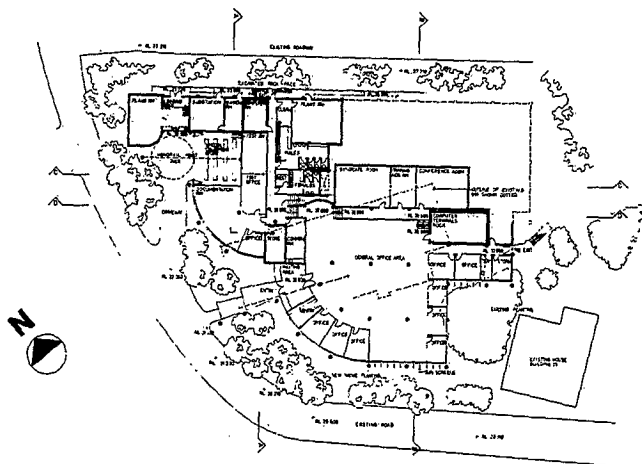
- Briggs, Commander P.D., RAN, Officer-in-Charge, Submarine Warfare Systems Centre, HMAS Watson, South Head, New South Wales
- Davey, L.A., Esq., Director of Facilities Engineering, Navy, Department of Defence, Russell Offices, Canberra, Australian Capital Territory
- Holmes, Commodore I.F., RAN, Director-General, Facilities, Navy, Department of Defence, Russell Offices, Canberra, Australian Capital Territory
- Howard, A., Esq., Secretary, Sydney Harbour and Foreshores Committee, 3rd Floor, 18 Argyle Street, Sydney, New South Wales
- Pryor, R.F., Esq., Associate Director, Projects, New South Wales Region, Department of Housing and Construction, Tower Building, Australia Square, Sydney, New South Wales
- Rolfe, M.R., Esq., President, The Vaucluse Progress Association, P.O. Box 29, Vaucluse, New South Wales
- Salmon, Captain M. DeV., RAN, Commanding Officer, HMAS Watson, South Head, New South Wales
- Silva, M.E., Esq., Project Manager, New South Wales Region, Department of Housing and Construction, Tower Building, Australia Square, Sydney, New South Wales
- Williams, M.B., Esq., Assistant Secretary, Defence and Defence Support, Department of Housing and Construction, DHC House, 470 Northbourne Avenue, Dickson, Australian Capital Territory

APPENDIX B

LOCATION PLAN



SOUTH HEAD, HMAS. WATSON, S.W.S.C.

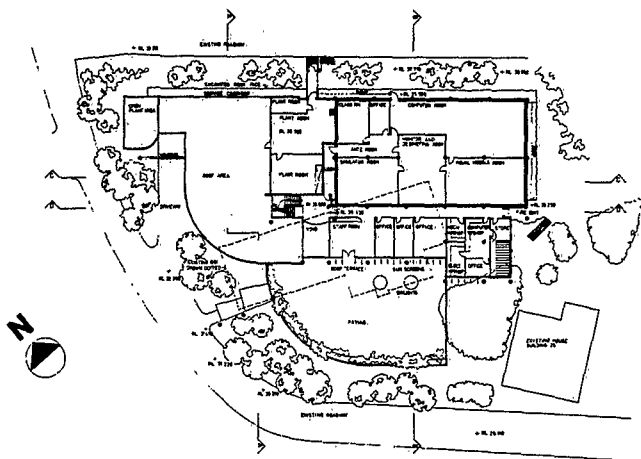


· LOWER LEVEL PLAN

D-1

SOUTH HEAD: H.M.A.S. WATSON, S.W.S.C.

APPENDIX D



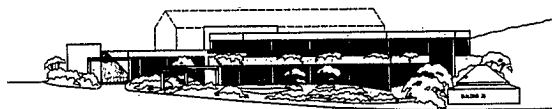
UPPER LEVEL PLAN:

D-2

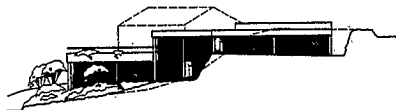
SOUTH HEAD: H.M.A.S. WATSON, S.W.S.C.



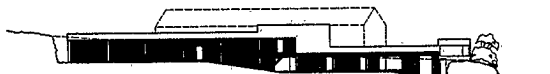
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

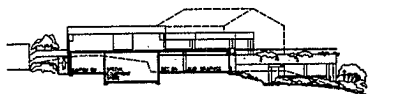
ELEVATIONS

E-1

0 5 10 20M

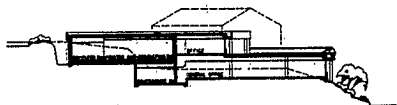
SOUTH HEAD: H.M.A.S. WATSON, S.W.S.C.

APPENDIX E



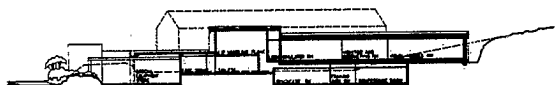
SECTION AA

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 ——— 11.39.00



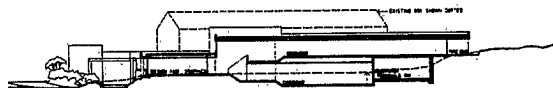
SECTION BB

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 ——— 11.39.00
 ——— 11.40.00
 ——— 11.41.00
 ——— 11.42.00



SECTION CC

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 ——— 11.44.00
 ——— 11.45.00
 ——— 11.46.00
 ——— 11.47.00
 ——— 11.48.00



SECTION DD

——— 11.49.00
 ——— 11.50.00
 ——— 11.51.00
 ——— 11.52.00
 ——— 11.53.00

SECTIONS

E-2

0 5 10 20M

SOUTH HEAD: H.M.A.S. WATSON, S.W.S.C.