

DEPARTMENT OF THE SENATE

PAPER No. 2653

DATE
PRESENTED

- 8 MAR 1989

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS



REPORT

relating to the

DEVELOPMENT OF A MILITARY POLICE COMPLEX AT
GREEN HILLS, LIVERPOOL MILITARY AREA, NEW SOUTH WALES

(Third Report of 1989)



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EXTRACT FROM THE VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES

NO. 84 DATED THURSDAY 20 OCTOBER 1988

- 22 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - DEVELOPMENT OF MILITARY POLICE COMPLEX AT GREEN HILLS, LIVERPOOL MILITARY AREA, NSW: Mr West (Minister for Administrative Services), 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: Development of a military police complex at Green Hills, Liverpool Military Area, NSW.

Mr West presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

DEVELOPMENT OF A MILITARY POLICE COMPLEX AT GREEN HILLS, LIVERPOOL MILITARY AREA, NEW SOUTH WALES

By resolution on 20 October 1988 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposal for the development of a military police complex at Green Hills, Liverpool Military Area, New South Wales.

THE REFERENCE

1. The proposal will provide new working and living accommodation for military police units currently housed in substandard accommodation at Ingleburn. The Army intends to rationalise the use of the Ingleburn military area, with regular Army units currently accommodated there being relocated, and part of the area being redeveloped as an Army reserve centre.

2. The following military police units will be accommodated:

- . a Military Police School
- . 2nd Military Police Company
- . 1st Military Corrective Establishment
- . 2nd Platoon Special Investigation Branch.

3. The proposed complex will comprise four main building groups arranged around a parade ground. Facilities to be provided for the various units will include:

- . headquarters and administration offices
- . operations and training areas
- . a separate secure compound for the 1st Military Corrective Establishment, including its own parade ground, cell blocks, rehabilitation and recreation facilities.

4. There will be sharing between the units of common-use facilities such as:

- . mess served by a fully equipped kitchen
- . canteen.
- . living-in accommodation for a total of 20 staff and 40 students
- . sports facilities.

5. The estimated cost of the proposal when referred to the Committee was \$12.4m at May 1988 prices. However at the public hearing the Committee was advised of a reduction in the number of cells from 34 to 24 following a review by Defence. The amended limit of cost estimate is therefore \$12.3m at May 1988 prices.

THE COMMITTEE'S INVESTIGATION

6. The Committee received submissions from the Department of Defence (Defence) and Australian Construction Services (ACS) and took evidence from representatives of both organisations at a public hearing held at St Marys Munitions Filling Factory on 13 December 1988. On 12 December the Committee inspected the existing facilities occupied by military police units at Ingleburn and the site for the proposed complex.

7. A list of the witnesses who appeared at the public hearing is at Appendix A. The Committee's proceedings will be published as Minutes of Evidence.

THE NEED

8. The proposal is to construct new working and some living accommodation at Green Hills in the Liverpool Military Area, for an Army military police complex.

9. The existing military police complex at Ingleburn is dispersed over an area of 30 hectares and comprises about eighty weatherboard and two brick buildings. The adjacent area officers and sergeants messes provide living and messing facilities for MP officers and senior non-commissioned officers. Military police rank and file members (other than detainees) use the nearby rank and file mess at 2nd Military Hospital in the Ingleburn military area. Detainees are provided with meals from the hospital kitchen.

10. Most weatherboard buildings were constructed as temporary accommodation in World War II with corrugated asbestos or galvanised iron roofs and the thermal comfort conditions are unacceptable. Structural deterioration of buildings is evident and security, in other than the 1st Military Corrective Establishment is difficult because of the flimsy external cladding. Engineering services are subject to frequent failure. Recent health and fire safety inspection reports emphasise the need for conditions to be improved. The dispersed layout of the area also detracts from training and operational effectiveness.

11. Refurbishing of the weatherboard buildings to a reasonable standard is not feasible. Routine repairs and maintenance expenditure has been allowed to run down in recent years as the buildings approached the end of their useful economic lives. Defence advised the Committee that in the last five years approximately \$42,000 had been spent on repairs and maintenance including \$15,000 on urgent minor maintenance.

COMMITTEE'S CONCLUSION

12. There is a need to develop a new military police complex to replace existing unsatisfactory and dispersed facilities at Ingleburn. The existing buildings can no longer be economically maintained and the dispersed layout of the area detracts from training and operational effectiveness.

THE PROPOSAL

13. The proposal is to construct new working and some living accommodation for the following units:

- . Military Police School. This unit conducts specialist individual training of members of the Royal Australian Corps of Military Police, trains personnel of other corps in regimental police duties, and contributes to the formulation of Army doctrine on military police matters
- . 2 Military Police Company (2MP Coy). This unit provides military police support to formations and units operating within 2nd Military District (2 MD) in peace and war
- . 1 Military Corrective Establishment (1 MCE). This unit's role is to hold and conduct correctional training for service personnel under sentences of detention exceeding 14 days and to hold service personnel temporarily committed for safe keeping. It is the only military corrective establishment in Australia for all elements of the Australian Defence Force and therefore has a tri-service role. The Committee was advised that 1MCE equates to a minimum security civilian prison.
- . 2 Platoon - Special Investigation Branch (2 SIB). This unit prevents, detects and investigates crime within the Army in 2 MD.

14. The roles and corps identity of these units facilitate collocation in a military police complex to achieve mutual support and economy in provision of facilities.

15. The proposed new facilities will provide an appropriate, modern and efficient training, working and living environment and includes the following:

- . 2 MP Coy headquarters
- . 2 SIB headquarters
- . 1 MCE
- . transport compound
- . rank and file mess and canteen
- . rank and file living accommodation
- . parade ground
- . sports facilities.

16. Officers and senior non-commissioned officers eligible to live in (including students) will be accommodated in the nearby Moorebank area facilities. However there are no existing facilities in the Holsworthy/Moorebank area with the capacity to accept rank and file personnel from the military police complex.

Development Options

17. The following options were considered in the development of this proposal:

- . Option 1 - renovate existing facilities. The existing facilities are mostly old huts and other facilities of non-permanent construction. Defence believe that complete renovation or extensive repairs and maintenance are not economically justified. Renovation would not improve the existing inefficient layout and would not improve habitability during extreme weather. Defence believes that option 1 is not realistic.
- . Option 2 - use alternative existing facilities. Defence informed the Committee that there are no other existing available permanent facilities in the Liverpool Military Area which could be utilised to house these units, either separately or together. Defence believes option 2 to be not viable.

- . Option 3 (the preferred option) - construct permanent purpose-designed facilities designed to provide an acceptable working environment and provide secure and safe facilities designed to meet the specialised requirements of these units. Defence considered construction at both Ingleburn and Green Hills (approximately 10 km from Ingleburn). However in line with the rationalisation objective of moving regular Army units out of Ingleburn into the Holsworthy-Moorebank area, the Green Hills site was preferred.

Design Philosophy

18. The design philosophy is that the development should convey and reflect the ordered and disciplined nature of the functions of a military establishment particularly a military police establishment.

19. To reflect this philosophy the buildings have been arranged in a formal manner around the parade ground and are asymmetrically disposed along two formal major axes. One axis passes through, and connects the Military Police School and 1 MCE, the other connects the main entrance and the mess and canteen. The Committee was informed that both the site and the design of the complex would allow for future expansion should this be necessary.

20. Within the parameters of this concept, planning was developed to meet functional requirements, while recognising the intrinsic characteristics of the site and providing a development which complements its surroundings. The centralisation where practical of facilities such as messes, canteen, accommodation and parade ground etc. was an important design philosophy. However the planning also took into account that four distinct units will be stationed at the complex, each with its own character and reporting to different commands within the Army.

Defence believe that it is appropriate that they be maintained in their separate facilities sharing some common facilities where appropriate.

General Planning and Design

21. The siting and design of the proposed works have been guided by the following considerations:

- . utilisation and upgrading of Green Hills Avenue as a means of site access
- . alignment of buildings to face north-south, where possible, to minimise cross falls and to achieve optimum orientation for thermal efficiency
- . establishment of separate identity for various military police units within the complex while providing a cohesive overall design
- . efficient movement of staff, students and vehicles
- . economy of construction, low energy consumption and minimum maintenance characteristics for buildings.

Description of Building Works

22. The complex comprises four main building groups arranged around the parade ground. All buildings are single storey which lends a domestic character to the scheme and facilitates access for the disabled.

23. The building groups are:

- . the 2 MP Coy building is located on the southern side of the main entry and controls entry and exit to and from the complex. It contains operational facilities, headquarters and administrative units, offices for 21

and 24 military police platoons, crime prevention unit, quartermaster's stores and change and toilet facilities.

- . the 2 SIB PL building is located on the northern side of the main entry. It contains operational facilities, headquarters and administrative units and associated toilet and change facilities.
- . the transport compound is located immediately north of the SIB building. It contains vehicle wash and maintenance areas with associated storage facilities, offices, toilet and change facilities, and covered parking for 12 cars and 12 motor cycles. The compound yard provides parking for 20 trucks and 19 trailers.
- . the 1 MCE is sited north of the parade ground. Cells and common facilities used by detainees are arranged around a central courtyard or compound. The compound contains a parade ground, recreation area and covered exercise yard. Other features include:
 - a total of 24 cells comprising 18 general purpose cells, two padded cells and four overnight holding cells. The original requirement was 34 cells but following a review by Defence of cell occupancy statistics, the requirement is now 24.
 - common facilities for detainees include toilet and shower rooms, laundry, workshop, gymnasium, recreation and lecture rooms and dining room. Facilities provided for personnel comprise the gate lodge or duty room, administrative and office areas, first aid room and quartermaster's stores. With the exception of the gate lodge, from which it is required to have visual supervision of the compound, these facilities are located in two wings on the south side of 1 MCE.

- . the rank and file mess and canteen are centrally located in one building, east of the parade ground. The mess provides seating for 60 people and is served by a fully equipped kitchen. The canteen abuts the mess dining area and provision has been made for the two spaces to be opened into one by means of a movable partition. Toilet facilities are shared by both areas.

- . living quarters are located to the east of the mess/canteen. There are fifteen, four person accommodation units arranged around a central landscaped area. The units will house a total of 20 staff and 40 students. Each unit has 4 bedrooms with shared common room and bathroom facilities. Two laundries, bathrooms and drying yards are provided, each catering for 30 people.

- . the Military Police School is located at the southern end of the complex. It comprises two central buildings which house administrative and instructors' facilities. Four wings branch out from the instructors' facilities. One wing contains 2 SIB lecture and work-rooms, a second wing contains military police lecture and work-room facilities. A third wing houses model and syndicate rooms. The fourth wing contains staff change and amenities and a quartermaster's store.

COMMITTEE'S CONCLUSION

24. The Committee believes that the proposed complex will meet the requirements of the Department of Defence for a military police establishment.

SITE

25. The site at Green Hills is 32 kilometres south-west of Sydney, six kilometres south-east of Liverpool and two kilometres

west of Holsworthy Army Barracks. It is bounded on the west by Green Hills Avenue and on the south by an electricity transmission easement.

26. The site lies within the third line logistic support zone of the Department of Defence's (Army) Regional Plan for the Holsworthy/Moorebank area. The complex has been located to best serve all units in the Liverpool Military Area.

COMMITTEE'S CONCLUSION

27. The site selected is suitable for the development of the proposed military police complex and is in accordance with the Department of Defence regional plan for the Holsworthy/Moorebank area.

ENVIRONMENTAL CONSIDERATIONS

28. The proposal has been assessed by the Department of Defence in accordance with the administrative procedures under the Environmental Protection (Impact of Proposals) Act 1974 and its impact has been determined to be minimal. The basis of this assessment is that the proposed works are within an established military area and well removed from the perimeters of the area.

29. Defence advised the Committee that environmental approval is subject to consultation with the NSW Soil Conservation Service regarding soil protection measures during clearing and construction. ACS advised the Committee that contract documentation would ensure contractors adhered to soil protection measures.

CONSTRUCTION DETAILS

Structure

30. The site foundation consists of reactive clay soils. Stiffened reinforced concrete raft slabs will be used in floor construction with load bearing external walls.

31. The roof structure generally will incorporate timber gang-nail trusses except in the mess and canteen; vehicle maintenance and garage areas where steel trusses or portal frame structures will be used because of larger spans.

Materials and Finishes

32. Buildings will be of cavity brick construction. External walls will be face brick with pre-finished metal cladding panels below window sills. Roofing will be pre-finished corrugated metal, with sarking and insulation over all internal areas. Windows will be aluminium framed and glazed. Sunshades will be pre-finished metal with vertical expanded mesh panels where appropriate. Internal wall finishes will be either face brick, cement rendered and painted, or tiled as appropriate.

33. Floor finishes in office, teaching and residential areas generally will be carpet. In other areas sheet vinyl, non-slip ceramic tiles, suspended computer floor, timber parquetry and steel trowled concrete finishes will be used where appropriate.

Energy Conservation Measures

34. The buildings have been designed for thermal efficiency and the design employs passive solar design principles of orientation, sun-shading, thermal mass and appropriate insulation. Careful attention to architectural and engineering detailing will optimise energy usage. Additional features proposed to assist the management of energy consumption include the use of natural gas for heating, cooking and hot water and photo-electric switching of external lighting. The provision of solar heating for water heating was considered but proved to be less economical than natural gas.

ENGINEERING SERVICES

Mechanical Services

35. Some areas within the complex will be air-conditioned. These areas are located primarily within the Military Police School. Most of the other areas are heated by natural convection heating systems and ventilated by fan assisted natural ventilation. The transport servicing area, mess and canteen areas will be heated by gas fired space heaters. Electric heating will be used in the living quarters. The mess kitchen will contain gas and electric cooking and preparation facilities and will be mechanically ventilated. Natural gas will be used as the prime energy source for heating, cooking and domestic hot water services. Compressed air and lubrication equipment will be provided in transport workshop and service areas.

Electrical Services

36. Supply will be drawn from an 11 kV overhead line installed between Artillery Road and the entrance to the complex. From that point cables will be taken underground to three substations. Electrical power to buildings and external lighting will be supplied by underground cables from the substations.

37. Artificial lighting will be provided by fluorescent or discharge fittings. General purpose outlets will be provided with special purpose outlets as required.

Fire Protection

38. With the exception of the living quarters, thermal detectors and manual alarm call-points will be installed in all buildings. Fire hydrants, fire hose reels and fire extinguishers will be provided as appropriate.

Communications

39. Conduiting for telephone and computer links will be provided where required.

Hydraulic Services

40. Internal water services for the complex will be drawn from the recently installed water mains in Green Hills Avenue. Sewage from the site will gravitate to a pumping station from where it will be pumped to a suitable level to proceed under gravity to a connection point at the existing sewer mains at Holsworthy and treatment at Holsworthy Sewage Treatment Plant.

41. Pollution control measures will be taken by the use of grease arrestors and neutralising and dilution pits for treatment of liquid trade wastes before discharging to sewer. Sanitary plumbing and sewer drainage will be provided within the complex to serve fixtures in various buildings.

Site Services

42. Electricity and water are the only services currently available on the site. Electrical, fire alarm and water services will be reticulated from Green Hills Avenue throughout the complex. Natural gas will be supplied to the site by the extension of main supply lines from Moorebank Avenue. Stormwater will be piped beyond the building area to open drains which will discharge into the open area north of the site.

Roads and Car Parking

43. Green Hills Avenue will be formed and sealed between Artillery Road and the entrance to the complex. Roads within the complex together with the parade ground and parking areas, will be sealed, kerbed and guttered.

Landscaping

44. The site is heavily timbered with slender eucalyptus and ti trees. An area will be cleared for the military police complex leaving a peripheral belt of existing trees around it. Areas between buildings will be landscaped to maintain the character of the overall design and complement the surrounding bushland.

CONSULTATIONS

45. ACS in association with Defence consulted with relevant National, State and local government authorities and statutory bodies on this proposal. In addition consultation was also undertaken with those Army units who will occupy the complex. Appropriate consultation will continue through design development and subsequent construction phases.

46. The following organisations were consulted:

- . Liverpool City Council
- . Electricity Commission of New South Wales
- . Australian Gaslight Company
- . Telecom
- . Public Works Department of New South Wales
- . Soil Conservation Service of New South Wales
- . Civil Aviation Authority.

CONSTRUCTION PROGRAM

47. Subject to parliamentary approval, tenders will be called in 1988-89. It is anticipated that the project will take approximately 20 months to complete.

LIMIT OF COST

48. The limit of cost of the proposed works when referred to the Committee was \$12.4m at May 1988 prices. However following a reduction by Defence in the number of cells required from

34 to 24 the estimated cost of the proposed work is \$12.3m at May 1988 prices.

49. The proposed spread of expenditure is:

Financial Year	88/89	89/90	90/91	Total
	\$0.3m	\$8.2m	\$3.8m	\$12.3m.

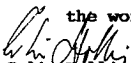
COMMITTEE'S RECOMMENDATION

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

COMMITTEE'S CONCLUSIONS AND RECOMMENDATION

51. The conclusions and recommendation of the Committee are set out below with the paragraph in the report to which each refers:

- | | Paragraph |
|--|-----------|
| 1. There is a need to develop a new military police complex to replace existing unsatisfactory and dispersed facilities at Ingleburn. The existing buildings can no longer be economically maintained and the dispersed layout of the area detracts from training and operational effectiveness. | 12 |
| 2. The Committee believes that the proposed complex will meet the requirements of the Department of Defence for a military police establishment. | 24 |
| 3. The site selected is suitable for the development of the proposed military police complex and is in accordance with the Department of Defence regional plan for the Holsworthy/Moorebank area. | 27 |
| 4. The estimated cost of the proposed work is \$12.3m at May 1988 prices. | 48 |
| 5. The Committee recommends construction of the work in this reference. | 50 |


Colin Hollis
Chairman

2 March 1989

LIST OF WITNESSES

FISHER, Brigadier Robert Walter, Director-General, Accommodation and Works - Army, Department of Defence, Russell Offices, Canberra, ACT

GOUNKO, Mr Valery, Project Manager, (Army), Australian Construction Services, Department of Administrative Services, Zenith Centre, 821 Pacific Highway, Chatswood, NSW

JEWELL, Lieutenant-Colonel Roderick Ernest, Major Works Project Manager, Accommodation and Works - Army, Department of Defence, Russell Offices, Canberra, ACT

ROSEN, Mr Robert Evan, Deputy State Manager, Australian Construction Services, Department of Administrative Services, Zenith Centre, 821 Pacific Highway, Chatswood, NSW

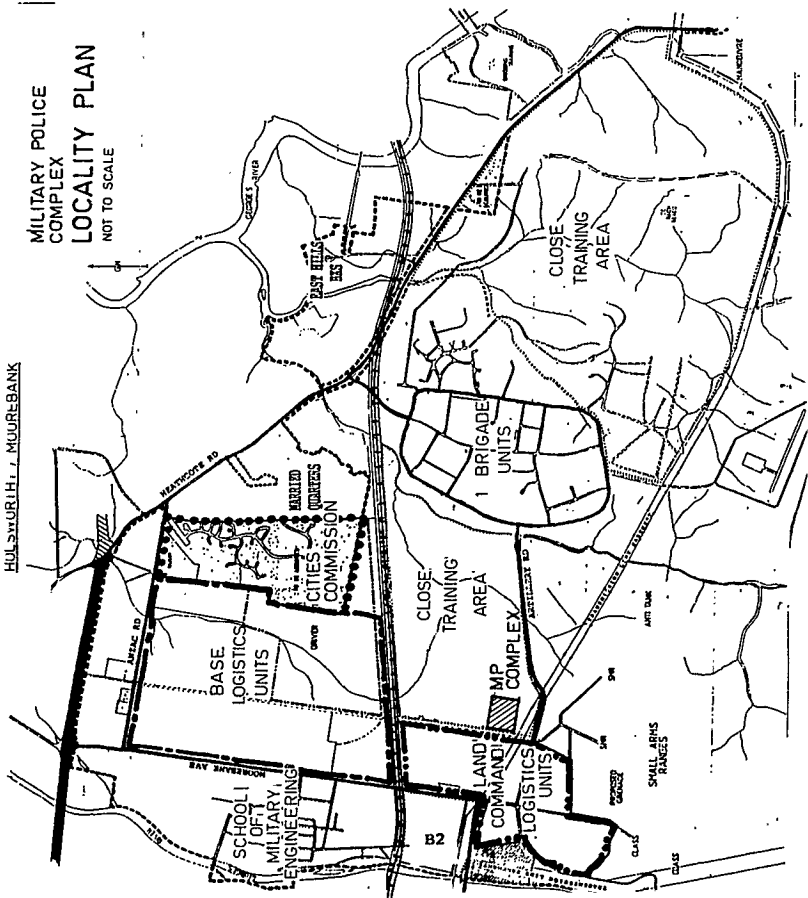
TURNER, Lieutenant-Colonel Grahame Thomas, Director of Military Police, Army, Department of Defence, Campbell Park Offices, Canberra, ACT

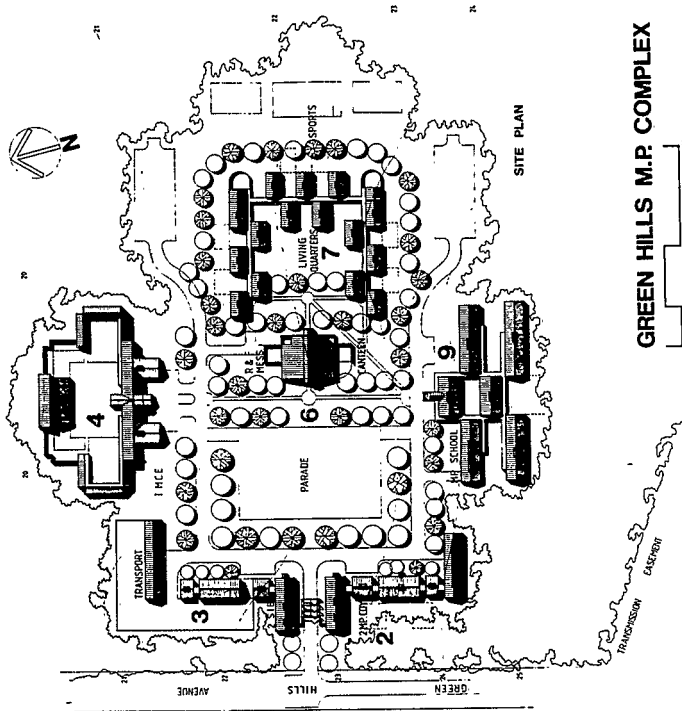
APPENDIX B**PROJECT DRAWINGS**

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Locality Plan	B2
Site and Location Plans	B3
2MP Coy. - Plan and Elevations	B4
2 SIB/Transport - Plan and Elevations	B5
1 MCE - Elevations and Section	B6
Rank and File Mess - Plan and Elevations and Canteen	B7
Living Quarters - Elevations and Section	B8
MP School - Elevations	B9

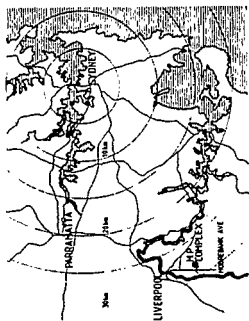
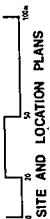
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MILITARY POLICE
COMPLEX
LOCALITY PLAN
NOT TO SCALE



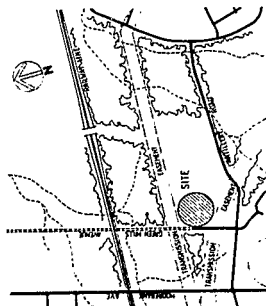


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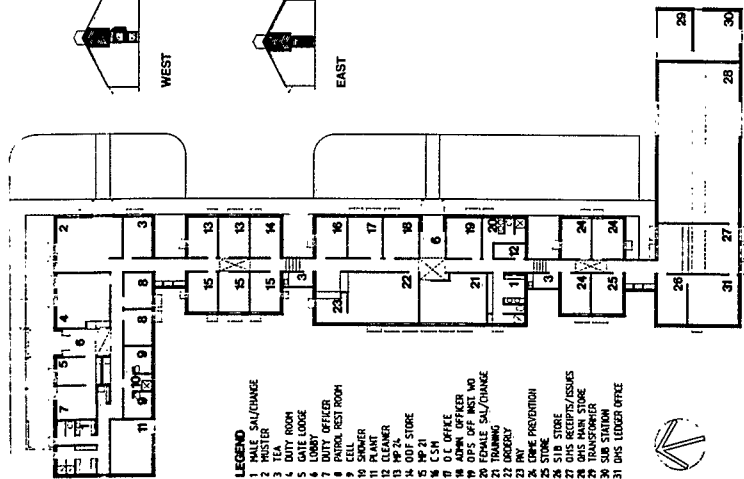


LOCALITY PLAN

B3

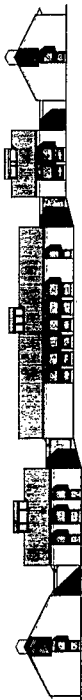


LOCATION PLAN



LEGEND

- 1 MALE SAL/CHANGE
- 2 MUSTER
- 3 TEA
- 4 DUTY ROOM
- 5 GATE LODGE
- 6 DUTY OFFICER
- 7 DUTY OFFICER
- 8 PATROL REST ROOM
- 9 CELL
- 10 SHOWER
- 11 PLANT
- 12 CLEANER
- 13 OFF STORE
- 14 MP 21
- 15 CSM
- 16 O.I.C OFFICE
- 17 ADMN OFFICER
- 18 OPS OFF INST WD
- 19 MALE SAL/CHANGE
- 20 TOILETS
- 21 LOCKERY
- 22 RMY
- 23 CRIME PREVENTION
- 24 STORE
- 25 SIB STORE
- 26 SIB STORE
- 27 OHS RECEIPTS/ISSUES
- 28 SIB STORE
- 29 TRANSFORMER
- 30 SUB STATION
- 31 OHS LEDGER OFFICE



WEST



EAST



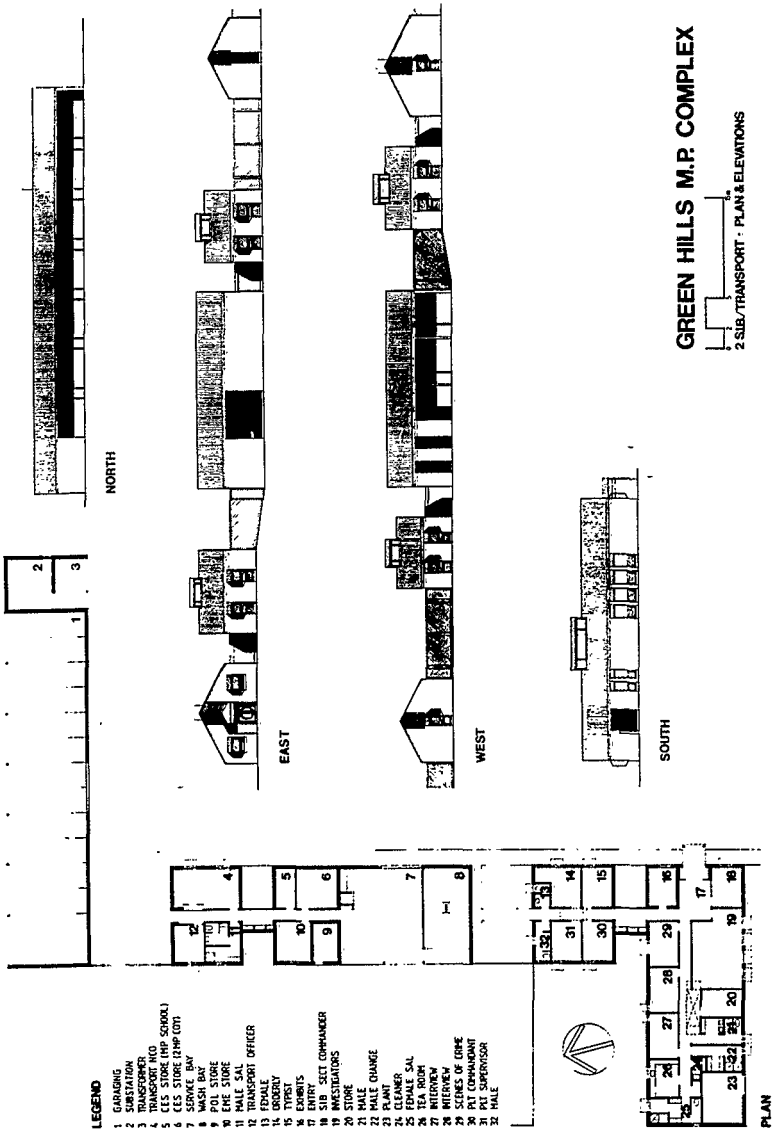
SOUTH



NORTH

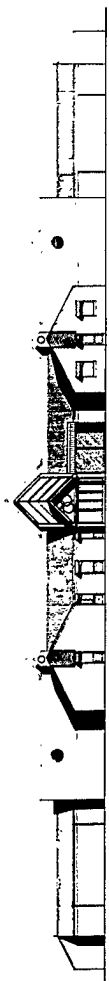
GREEN HILLS M.P. COMPLEX

2 MP COY. PLAN & ELEVATIONS

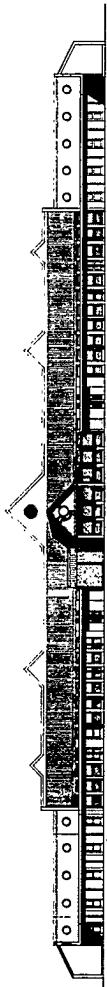


GREEN HILLS M.P. COMPLEX

2 SUB./TRANSPORT · PLAN & ELEVATIONS



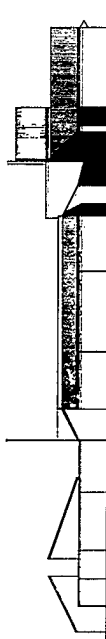
SOUTH



SECTION



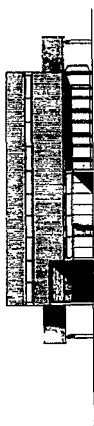
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WEST

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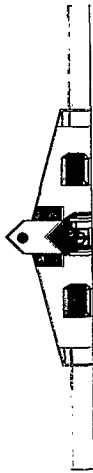
1" M.C.E. ELEVATIONS & SECTION



NORTH



SOUTH



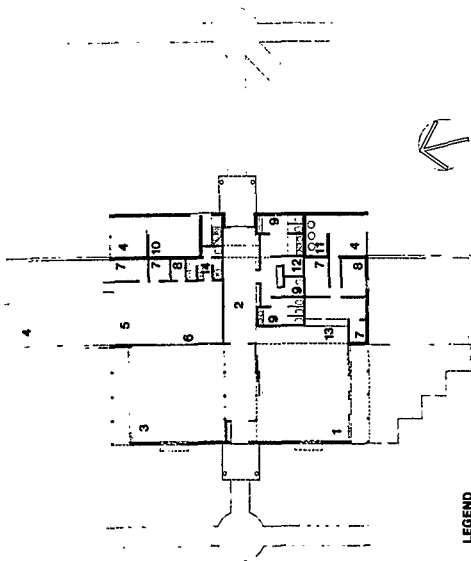
WEST



EAST

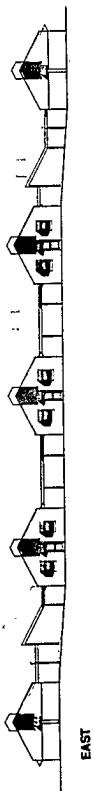
GREEN HILLS M.P. COMPLEX

RANK & FILE MESS - PLAN & ELEVATIONS
AND CANTEN

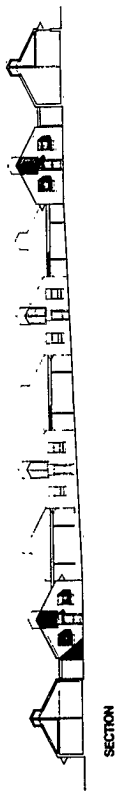


LEGEND

1. CANTEN
2. ENTRY HALL
3. ENTRY HALL
4. KITCHEN
5. KITCHEN
6. KITCHEN
7. STORAGE
8. OFFICE
9. OFFICE
10. BATHROOM
11. PLANT
12. CLEANER
13. BAR
14. DANCE



EAST



SECTION



NORTH



SOUTH

GREEN HILLS M.P. COMPLEX

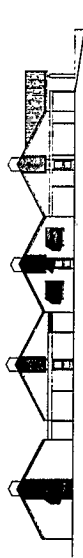
LIVING QUARTERS · ELEVATIONS & SECTION



NORTH



SOUTH



EAST



WEST

GREEN HILLS M.P. COMPLEX

