



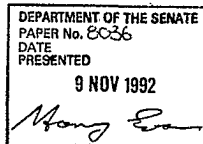
Parliamentary Standing Committee on Public Works

REPORT

relating to the

REDEVELOPMENT OF LARRAKEYAH BARRACKS, DARWIN, NT

(Eleventh Report of 1992)



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**

(Thirtieth Committee)

Mr Colin Hollis MP (Chairman)
Mr William Leonard Taylor MP (Vice-Chairman)

Senate

Senator Bryant Robert Burns
Senator Paul Henry Calvert*
Senator John Robert Devereux

House of Representatives

Mr Ewen Colin Cameron
Mr Lloyd Reginald O'Neil MP
Mr Russell Neville Gorman MP
Mr Bruce Craig Scott MP

*Appointed on 24.8.90 following the retirement of Senator
Dr Glenister Shiel

Committee Secretary: Peter Roberts

Inquiry Secretary: Denise Denahy

Secretarial Support: Sue Whalan

EXTRACT FROM THE VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES

No. 136 dated Thursday, 25 June 1992

- 29 PUBLIC WORKS-PARLIAMENTARY STANDING
COMMITTEE-REFERENCE OF WORK-
REDEVELOPMENT OF LARRAKEYAH BARRACKS,
DARWIN, NT: Mr Bilney (Minister for Defence Science and
Personnel), for Mr Beddall (Minister representing the
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: Redevelopment of
Larrakeyah Barracks, Darwin, NT.

Mr Bilney presented plans in connection with the proposed work.

Debate ensued.

Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

REDEVELOPMENT OF LARRAKEYAH BARRACKS, DARWIN, NT

By resolution on 25 June 1992 the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposed redevelopment of Larrakeyah Barracks, Darwin, NT.

THE REFERENCE

1. The redevelopment consists of a new joint headquarters building, new officer living-in accommodation, new base radio station, refurbishment and internal alterations to administration facilities, living-in accommodation and messing facilities and the provision of new buildings and refurbishment of existing buildings in the light industrial zone. It is also proposed to upgrade existing sewerage, water supply and electrical reticulation services within the Base.

THE COMMITTEE'S INVESTIGATION

2. The Committee received a written submission from the Department of Defence (Defence) and evidence was taken from its representatives at a public hearing held at Palmerston NT on Thursday 27 August 1992. Prior to the public hearing the Committee inspected the existing accommodation and facilities.

3. A number of written submissions were also received from other organisations and these are incorporated in the Minutes of Evidence.

4. A list of the witnesses who gave evidence at the public hearing is at Appendix A. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

5. Larrakeyah Barracks were constructed in the late 1930s and early 1940s to establish a major military presence in Darwin. Development began in 1932 with the installation at Emery Point of two 6-inch naval guns brought from Thursday Island. In 1934 work began on the Emery Point Barracks to house soldiers previously stationed at the former Vestey's

Meatworks. In 1937 international events led to a decision being made to establish a major military presence in Darwin. Part of this initiative was the development of Larrakeyah Barracks. Within three to four years Larrakeyah Peninsula was developed into a major barracks, administrative headquarters and defence base. Approximately 10 000 military personnel were stationed in and around Darwin in 1941. The Larrakeyah Barracks site is therefore significant for its associations with the build-up of military presence in Darwin in the years immediately preceding World War II.

THE NEED

6. With the post-war reduction of the Defence presence in Darwin, only a small permanent Army presence was maintained at Larrakeyah Barracks throughout the 1950s and 1960s. Since the 1970s Larrakeyah Barracks have seen a gradual increase in Army strength with the raising of NORFORCE (an Army Reserve Regional Surveillance Unit), 7 Intelligence Company, 7 Training Group and the expansion of 7 Logistics Company. This increase resulted in some units occupying modified accommodation barracks because of the shortage of working accommodation.

7. The Government's Policy Information Paper - Defence of Australia 1987 - placed an increased emphasis on an enhanced Defence presence in northern Australia, including northern basing of Regular Army elements, training in the north and the development of joint administrative and command arrangements. Headquarters NORCOM was subsequently raised as an integrated Joint Force Headquarters to command all Defence units in northern Australia and was located at Larrakeyah Barracks. This forced District Support Unit Northern Area (DSUNA) (then Headquarters 7th Military District) to vacate the building it occupied and relocate into temporary facilities and other unsuitable premises. The planning for the relocation of several Regular Army units to Darwin (Army Presence in the North) was initiated at this stage.

8. Although there has been a gradual increase in Army strength since the 1970s, there has been little development of facilities within the Barracks. There is a shortage of suitable working accommodation and existing facilities are in poor condition. The Committee was advised that although maintenance is carried out, there has never been an upgrade of the type proposed in this referral. Many of the facilities are therefore in a dilapidated state.

Committee's Conclusion

9. Although there has been an increase in Army strength at Larrakeyah Barracks there has not been a subsequent upgrade of accommodation and facilities and many of the buildings are in a dilapidated state. A need exists to update and refurbish these buildings and to provide additional facilities where required.

THE PROPOSAL

Objectives

10. The objectives of the proposed redevelopment are to:
- provide suitable working accommodation for units located within Larrakeyah Barracks
 - provide suitable living-in accommodation for personnel posted to units located within Larrakeyah Barracks
 - provide suitable accommodation for transit and HQ NORCOM augmentation personnel
 - rationalise organic-to-unit logistic elements in accordance with the Larrakeyah Barracks Master Plan
 - replace the large number of temporary facilities within the Barracks with permanent facilities
 - incorporate elements of the Darwin Naval Base (DNB) Redevelopment Stage 2 (ie Naval Officer Commanding Northern Area (NOCNA) and Naval Reserve).

The Master Plan

11. These objectives will conform to the Master Plan which was achieved in 1991 and which divides the Base into the following zones:
- Open Space
 - Command and Control

- . Administration
- . Married Quarters
- . Light Industrial
- . Army Reserve Training Group
- . Maritime
- . Living-in Accommodation
- . Scale A Augmentation.

12. The Master Plan also established principles to be adhered to regarding the siting and orientation of future building, other structures and engineering services within the various zones. Heritage, environmental and conservation guidelines are also included. The redevelopment proposal has been developed to maintain the zoning and functional integrity of the Master Plan.

New Construction

13. The following new construction is proposed:

- . Joint Headquarters NORCOM
- . Base radio station and aerial
- . NORFORCE vehicle compound rationalisation/vehicle shelters
- . Military Geographic Information Unit (MGIU) map store
- . 7 Logistics Company Water Transport Section office and store
- . Officers' living-in accommodation.

Joint Headquarters NORCOM

14. This two storey building will provide administrative office accommodation for Joint Headquarters NORCOM and will include a Communications Centre. Toilets, showers and a conference room are also included. Car parking and landscaping will be provided adjacent to the building.

15. The symmetrical plan shape, consisting of a spine with wings extending both to the front and rear resembles that of the original Barracks buildings, particularly the current NORFORCE HQ Building 196. This, together with the Dutch gabled roof, provides a character which, whilst being sympathetic to the earlier buildings, is quite contemporary and exemplifies the important role of this building.

16. The structure of the building comprises reinforced concrete blockwork cavity perimeter walls with concrete floor slabs. The roof decking is pre-finished steel decking over a structural plywood debris shield supported by a steel roof framing system. The whole of the building is designed to remain operational both during and immediately after a cyclone.

17. Defence advised the Committee that at present Northern Command includes joint headquarters and three separate component headquarters. However, another option is to move towards an integrated headquarters and this proposal is currently under review. A report will be provided to the Chiefs of Staff Committee by November 1992. As a result, the plan for the joint headquarters building at Larrakeyah is only indicative of the size of the facility required. It is therefore not possible to decide on the exact number of rooms, partitions etc.

18. The internal layout of the building is therefore indicative only of the functions and areas that are required and is likely to be altered through further design development. Access flooring is provided to all offices and work areas. Internal partitions are of the modular demountable type to facilitate any future changes to the layout. The building is also designed to allow for future expansion of floor space, by the extension outwards of the projecting wings on the northern and southern sides of the building.

Base Radio Station and Aerial

19. A new separate, secured, self-contained building will be provided to accommodate two operators and equipment together with undercover parking for three vehicles. The walls will be load bearing concrete blockwork. The roof will have steel sheeting supported by trusses. The building will be airconditioned. An additional roadway will be provided to link the facility to Allen Avenue.

NORFORCE Vehicle Compound Rationalisation/Vehicle Shelters

20. The vehicle compound will be upgraded and redeveloped with the construction of new open-sided vehicle shelters, enclosed servicing and equipment storage facilities and toilet, shower and changing facilities.

Military Geographic Information Unit Map Store

21. A new steel framed, steel clad, fully enclosed industrial building will be constructed for the Military Geographic Information Unit map store. This building will include airconditioned map issues, plan cabinet and packaging areas as well as a non-airconditioned general map storage area.

7 Logistics Company Water Transport Section Office and Store

22. An industrial building similar to the Military Geographic Information Unit's map store will be constructed for the 7 Logistics Company Water Transport Section. An airconditioned Troop Leader's office and maritime/chart office will be provided as well as non-airconditioned general purpose storage area.

Officers' Living-in Accommodation

23. A new single storey building, located close to the Officers' Mess will provide additional scaled accommodation for four Senior Officers and eight Junior Officers. The building has been oriented to conform with the existing geometry of the surrounding buildings. The form of the building is in sympathy with the Officers' Mess and other significant buildings on the Base.

24. The Senior Officers are each provided with a separate bedroom, sitting room and en suite. The Junior Officers are each provided with a single bedroom and shared en suite. Laundry and boxroom facilities are

provided. The building will be constructed with concrete blockwork walls with steel roof sheeting over timber trusses. External development includes the provision of car ports, and additional roadworks and pathways.

Refurbishment of Existing Facilities

25. Refurbishment of the following existing facilities is proposed:

- . Other Ranks living-in accommodation, buildings 100, 101, 102, 211, 213 and 214, to scaled single living-in accommodation and transit accommodation
- . Sergeants' Mess transit rooms, building 205, to scaled single living-in accommodation
- . Building 4, to be occupied by 7 Intelligence Company and Military Geographic Information Unit
- . Building 195, to be occupied by NORFORCE HQ Darwin Squadron
- . Building 29, to be occupied by NORFORCE HQ Base Squadron
- . Building 32, to be occupied by NORFORCE Base and Darwin Squadron Q Stores
- . Building 45, as part of the logistic rationalisation
- . Building 3, to be occupied by the Base Administrative Support Centre
- . Building 10, to be occupied by Naval Reserve (no work required)
- . Scale A camp ablutions, buildings 232, 233, 234 and 235.

Buildings 100, 101, 102, 211, 213 and 214

26. Barrack buildings 100, 101, 102, 211, 213 and 214 presently provide a mix of functions including living-in accommodation and assorted storage and

ancillary uses. Refurbishment will provide a mix of living-in, transit and augmentation accommodation.

27. Scaled accommodation will be provided for 68 Other Ranks personnel in 17 four-bedroom suites. Scaled transit accommodation for 12 Senior NCOs will be provided in three 4-bedroom suites. Other Ranks transit accommodation for 80 personnel will be provided in 20 four-man bedrooms. Other Ranks augmentation accommodation for 100 personnel will be provided in five 20-man dormitories. Scaled ablution, laundry and bedroom facilities are provided for each accommodation block. The existing cyclone shelter occupying the whole of the ground floor of Building 214 will be retained.

28. Site development around these existing buildings is limited to the provision of 68 covered car parking bays on existing hardstands.

29. The interior of the upper floors of each of the buildings will be extensively refurbished with new ceilings and stud framed plasterboard walls provided to suit the new layouts. Built-in furnishings in accordance with Services Scales and Standards of Accommodation will be provided to Other Ranks live-in and Senior NCOs transit accommodation. Work on lower floors will include the removal of redundant non-load bearing walls and a mix of refurbishment and renewal of laundry and ablution facilities.

30. Essential repair work will be carried out to the exterior of the buildings. This will include renewal of flashings to roofs and awnings, making good to areas of spalled concrete on the walls, sundry repairs and a full internal and external repaint. Existing fibre cement sheeted sunscreens will be removed and replaced with expanded metal mesh screens, subject to the approval of the Australian Heritage Commission.

Sergeants' Mess Transit Accommodation

31. This building is listed on the Register of the National Estate and its heritage value is discussed under 'Environment and Heritage'. It is proposed that existing transit rooms on the ground floor be converted to seven permanent living-in rooms and an associated boxroom. Two 10-bay car ports will also be provided adjacent to the rear of the building. The new internal walls will be plasterboard on stud frames. The proposed works will have no impact on the external appearance of this building.

Building 4

32. This existing NORCOM Headquarters building will be refurbished internally to accommodate the Military Geographic Information Unit and 7 Intelligence Company. Existing internal partitions will be removed and replaced with new partitions to suit the new layout. The exterior of the building requires new gutters, capping and flashings to the roof and other minor refurbishment. The airconditioning plant will be altered and upgraded to suit the new layout.

Building 195

33. This building which currently houses Naval Headquarters is to be refurbished internally to accommodate NORFORCE Darwin Squadron Headquarters. Existing internal partitions will be removed and replaced with new partitions to suit the new layout. Existing modular ceilings will be renewed to accommodate new lighting and airconditioning installations. The building exterior is in good condition and requires only the renewal of all roof gutters, downpipes and flashings. The entire airconditioning plant and ductwork will be replaced as they are at the end of their economic lives.

Building 29

34. This small single storey office building will be partially refurbished and altered to accommodate the NORFORCE Base Squadron Headquarters and the RHQ Signals/Base Squadron technicians. This will require minor alterations to the ablutions area, replacement of aged airconditioning plant and ductwork and repair and repainting internally and externally.

Building 32

35. This building, currently a vehicle repair workshop, will be refurbished to accommodate the NORFORCE Base Squadron Q Store, NORFORCE Darwin Squadron Q Store and the Regimental Medical Officer facility. The work will include the construction of new internal offices with stud framed partitions, steel mesh partitions between storage areas and building-in of redundant vehicle access doorways.

Building 45

36. This building will be partially refurbished and minor alterations carried out to accommodate the transport office and vehicle shelters for both the Base Administrative Support Centre and Joint Headquarters.

Building 3

37. This building, a former guardhouse, will be refurbished to accommodate the Base Administrative Support Centre. The building interior requires the removal of existing partition walls and the construction of new partitions to suit the new floor plan. Ceilings and floor finishes will be refurbished to suit. The building exterior is in good condition and requires only the renewal of all roof gutters, downpipes and flashings. The airconditioning plant and ductwork are at the end of their economic lives and will be replaced.

Scale A Camp Ablutions

38. It is proposed to demolish and reconstruct these four structures to meet Building Code of Australia Requirements of Terrain Category 1 Cyclonic Conditions. Existing underground water supply and sewerage services will be retained and utilised.

Building Design and Materials

39. The building design and materials proposed for the redevelopment will recognise the particular design requirements and constraints identified with the Darwin environment.

40. The requirements and constraints of major influences are:

- provision for structural loading for cyclonic conditions
- wet season high rainfall and severe lightning activity
- constantly high ambient temperatures and humidity

- . aggressive termite and high insect population
- . appropriate local materials
- . energy conservation measures.

41. The design objective is to provide for and satisfy the various functional activities in an efficient and economic manner.

42. The buildings proposed incorporate construction methods suitable to local building practice and use locally available materials where possible to provide both functional and cost-effective accommodation.

Upgrade Works

43. The following upgrade works are proposed:

- . water supply
- . electrical services
- . sewerage system.

Water Supply

44. The existing rising main system together with a separate fire main feeding the fire fighting storage tank is capable of supplying both existing and proposed new facilities included in the redevelopment. Additional ring mains will be required for the expansion of the married quarters area which is not included in this project. Some sections of the existing mains are old 100 mm diameter cast iron cement lined pipe and these require replacement with 150 mm diameter ductile iron cement lined main. The Committee was assured that the proposal will correct current deficiencies experienced with the water supply as mentioned in the Power and Water Authority Northern Territory submission.

Electrical

45. The existing electrical reticulation system is currently unreliable, mainly due to overloading of various parts of the system. To cater for increased loads from both this redevelopment project and additional married quarters

housing, the system will be upgraded by the replacement of the existing overhead reticulation with an underground reticulation system consisting of HV ring main and LV feeder mains.

46. This upgrading work will include the provision of a new intake station, provision of new substations and distributions pillars as required and new pole mounted street lighting throughout the Barracks.

47. Telephone and communications services throughout the Base will also be upgraded.

Sewerage

48. The majority of the sewerage mains on the northern side of the Base consist of reinforced concrete pipes with rubber ring joints, most of which date from the 1940s. A recent investigation by Defence revealed that most of the rubber rings have perished, allowing considerable infiltration of stormwater into the system, causing overloading of the nearby Kahlin Oval pump station. The majority of the northern section of the system requires upgrading by the removal of old concrete pipes and the provision of new UPVC mains. The southern side is served by a separate system which is generally in good order. Once upgrading work is completed, the systems will be adequate for the redevelopment. The Committee was advised that there should then be no foreseeable problems.

Stormwater Drainage

49. The existing stormwater system has been checked and found to be adequate for the redevelopment. New drainage construction is required only where new buildings or pavements are to be located.

Demolition/Removal of Existing Facilities

50. The following demolition/removal works are proposed:

- demolition of buildings 27, 33, 34 and 43

- removal of Lysaght buildings 237, 238 and 239

- removal of 16 transportable buildings.

51. It is proposed that buildings 27, 33, 34 and 43 in the light industrial zone be demolished and removed as they do not meet the requirements of the Building Code of Australia for Cyclonic Conditions and are in a poor condition. In addition seven transportable buildings are to be removed and disposed of. A further seven transportable buildings will be removed to a holding location within the Darwin area. Three prefabricated sheds, numbered 237, 238 and 239 are to be dismantled, stacked and banded and will be removed to a holding location within the Darwin area. All sites of demolished or relocated buildings will be levelled and made good, and existing services sealed and made safe. Defence believes that none of the buildings to be demolished or removed has any heritage significance.

52. The National Trust and the Australian Heritage Commission, however, have objected to the demolition of Building 27 as they believe its significance lies primarily in its association with the early settlement in Darwin. The Trust and Commission believe the building should be retained pending detailed investigation of its significance.

53. Defence, however, advised that it did not believe that the building warranted retention on either structural or historical grounds and referred to a conservation analysis carried out in 1988 for the Department of Administrative Services. This analysis advised that Building 27 is one of four steel-framed corrugated iron clad buildings dating from before 1939 and thought to have been part of the Darwin Mobile Force Barracks. The building retains details which may suggest its early use as perhaps more than a store - such as early windows set in panels of fixed louvres. It is possible that it was one of the buildings brought to the site as early as 1933 by the Thursday Island Regiment. However, the report advised that its structure is unremarkable and reflects the typical prefabricated iron huts in common use for a variety of purposes from the late nineteenth century until after World War II. Its significance lies primarily in its association with that early settlement.

54. The Committee queried the cost of restoring the building and the subsequent cost for its upkeep. Defence advised that general refurbishment and upgrading to meet cyclone standards would cost \$90 000. The average annual repair and maintenance costs, dependent on the final use of the building, would be between \$5 000 and \$10 000. However, the Committee doubts the value of retention of this corrugated iron-clad shed.

55. Defence assured the Committee that it is not its policy to demolish a building until differences with the National Trust and the Heritage Commission have been resolved. Discussions will therefore continue concerning Building 27.

56. A number of other buildings at Larrakeyah are on the Register of the National Estate and these are described under Buildings Listed on the Register of the National Estate (paragraph 70).

Committee's Conclusion

57. The Committee doubts the heritage value of Building 27, but acknowledges Defence's policy of liaising with environmental bodies until differences are resolved.

Committee's Recommendation

58. The Committee recommends that Defence continues discussions with the National Trust of Australia and the Australian Heritage Commission concerning the future of Building 27.

Fire Protection

59. The overall philosophy for fire protection for this project is to create a fire safety system based on the requirements of Department of Defence Manual of Fire Protection Engineering (FACMAN 2) but also encompassing:

- . The Building Code of Australia (BCA)
- . Special Requirements BCA Appendix Northern Territory
- . Commonwealth Fire Board Circulars
- . Relevant Australian Standards
- . National Fire Protection Association (USA)
- . Requirements of Northern Territory Fire Service
- . Requirements of Northern Territory Power and Water Authority.

60. The design of new facilities and the upgrading of existing facilities that affect life safety, will be based on the FACMAN 2. Where any items are not covered in FACMAN 2, the BCA or relevant Australian Standard will be used to ensure that there will be, at least, the minimum life safety provision provided for this project.

61. All 'Fire Safety Provisions' relating to new facilities and upgrading of existing facilities as part of this project will be reviewed by the Australian Construction Services Regional Fire Safety Officer (ACSRFSO) associated with the Northern Territory Region.

62. Any special design, fire and/or life safety provisions that have been developed for the project which may be outside the requirements of FACMAN 2, BCA or relevant Australian Standard will be approved by the ACSRFOS before being used.

63. The Commonwealth Fire Board expressed concern over whether the Army Fire Service would have any presence or role at the Barracks. Defence advised that the Army Fire Service will not be located at Larrakeyah Barracks and that fire protection will be provided in accordance with the principles of the Commercial Support Program, which seeks to avoid duplication of services readily available from the civil community. Fire equipment will be compatible with that of the civil fire service and fire alarms will terminate at the main display panel in the guardroom and be linked by Telecom lines to the civil fire station.

Possibility of Relocation

64. The Committee queried the possibility of relocating the Base to another site such as Palmerston. Defence advised the Committee that this had been considered. However, Defence stated that even if the Army elements were to relocate elsewhere, the Darwin Naval Base would remain and would require access through the peninsula. There is also a significant housing development at Larrakeyah. Defence advised that in its opinion, relocation would be more expensive than remaining at Larrakeyah. It was also preferable, from an operational point of view, to have the headquarters and the Darwin Naval Base collocated and built in an area close to Federal and State government agencies.

ENVIRONMENT AND HERITAGE

Sacred Sites

65. Two Aboriginal sacred sites exist within Larrakeyah Barracks, namely the Emery Point precinct and a sacred tree adjacent to the guardhouse. Consultations have been held with the Aboriginal Areas Protection Authority and the extent of these sites has been identified.

66. The Emery Point precinct comprises the headland at the western extremity of the site and includes the lighthouse, magazines and fortifications. This area incorporates the sacred site Gundal as defined by the Authority Certificate issued by the Aboriginal Areas Protection Authority on 30 April 1992.

67. Defence advised the Committee that the Aboriginal guardians of the area have been issued with passes which allow them access to the area at any time.

68. The Committee was assured by Defence that although underground power lines were desirable, the power lines on the site would remain above ground in accordance with the wishes of the guardians of the site.

Committee's Recommendation

69. The Committee commends the Department of Defence on discussions held with the Aboriginal guardians of the site and recommends that discussions continue during the project.

Buildings Listed on the Register of the National Estate

70. The Sergeants' Mess and NORFORCE Headquarters are listed on the Register of the National Estate. The conservation analysis carried out by Allom Lovell Marquis-Kyle in 1988 noted the high heritage significance of the Barracks precinct (Other Ranks barracks and mess, Sergeants' mess and NORFORCE Headquarters) and recommended that any future development should be designed so as not to detract from the architectural quality and concept of the precinct. The Sergeants' Mess is a three storey building of concrete encased steel frame with infill panels of louvres and a corrugated iron roof. The building, designed by B.C.G. Burnett is also considered important for its combination of 'style moderne' with the

principles of tropical design. Conservation guidelines recommend that the exterior form and detailing be retained. Although repairs and maintenance should be undertaken, modifications should be kept to a minimum and important fabric and design features retained.

71. The Headquarters Building is a single storey of reinforced concrete construction and originally had an asbestos cement roof. This building, also designed by architect B.C.G. Burnett, is considered important for the blend of 'style moderne' with the principles of tropical design. Symmetrical in plan, the building faces forward to the main axis of the site and backwards across the original parade ground. The building survived Cyclone Tracy with minor damage. Conservation guidelines recommend retention and conservation of the exterior form. Modifications should be kept to a minimum and should retain important fabric and design features.

AUTHORITIES AND CONSULTATIONS

72. The project will conform to all applicable standards, codes and regulations of the relevant Statutory Authorities as follow:

- . Building Code of Australia
- . Northern Territory Deemed to Comply Standards
- . Northern Territory Power and Water Authority Regulations.

Consultations have been held with the following:

- . Northern Territory Power and Water Authority
- . Aboriginal Areas Protection Authority.

FINANCIAL ASPECTS

73. The estimate of total project cost in outturn prices is \$28.629m, (this is equal to \$26.4m at January 1992 prices).

74. It is proposed the works will be contracted with a number of separate contract packages. Subject to the necessary approvals, it is proposed that construction will commence in late 1992 and will be completed by mid 1995.

Committee's Recommendation

75. The Committee recommends the redevelopment of Larrakeyah Barracks, Darwin at a cost of \$28.629m.

CONCLUSIONS AND RECOMMENDATIONS

76. The conclusions and recommendations of the Committee and the paragraph in the report to which each refers are set out below:

Paragraph

1. Although there has been an increase in Army strength at Larrakeyah Barracks there has not been a subsequent upgrade of accommodation and facilities and many of the buildings are in a dilapidated state. A need exists to update and refurbish these buildings and to provide additional facilities where required. 9
2. The Committee doubts the heritage value of Building 27, but acknowledges Defence's policy of liaising with environmental bodies until differences are resolved. 57
3. The Committee recommends that Defence continues discussions with the National Trust of Australia and the Australian Heritage Commission concerning the future of Building 27. 58
4. The Committee commends the Department of Defence on discussions held with the Aboriginal guardians of the site and recommends that discussions continue during the project. 69
5. The Committee recommends the redevelopment of Larrakeyah Barracks, Darwin at a cost of \$28.629m. 75



Colin Hollis
Chairman

3 November 1992

WITNESSES

BATES, Mr Brian, Project Manager, Australian Construction Services, NT Region, Locked Mail Bag 51 GPO, Darwin, NT, 0801

BELLION, Mr William Gordon, State Manager, Project Services, Australian Construction Services, Adviser to Department of Defence, NT Region, Locked Mail Bag 51 GPO, Darwin, NT, 0801

HELLYER, Brigadier Grahame Leslie, Director General Accommodation and Works, Army, Department of Defence, Army, Russell Offices, Canberra, ACT, 2600

KELLY, Lieutenant-Colonel Garry Ross, Project Director, Department of Defence, Army, K-2-03, Russell Offices, Canberra, ACT, 2600

KING, Mr John Charles, Director, Project Management, Policy and Untying, Department of Defence, Facilities and Property Division, K-3-29, Russell Offices, Canberra, ACT, 2600

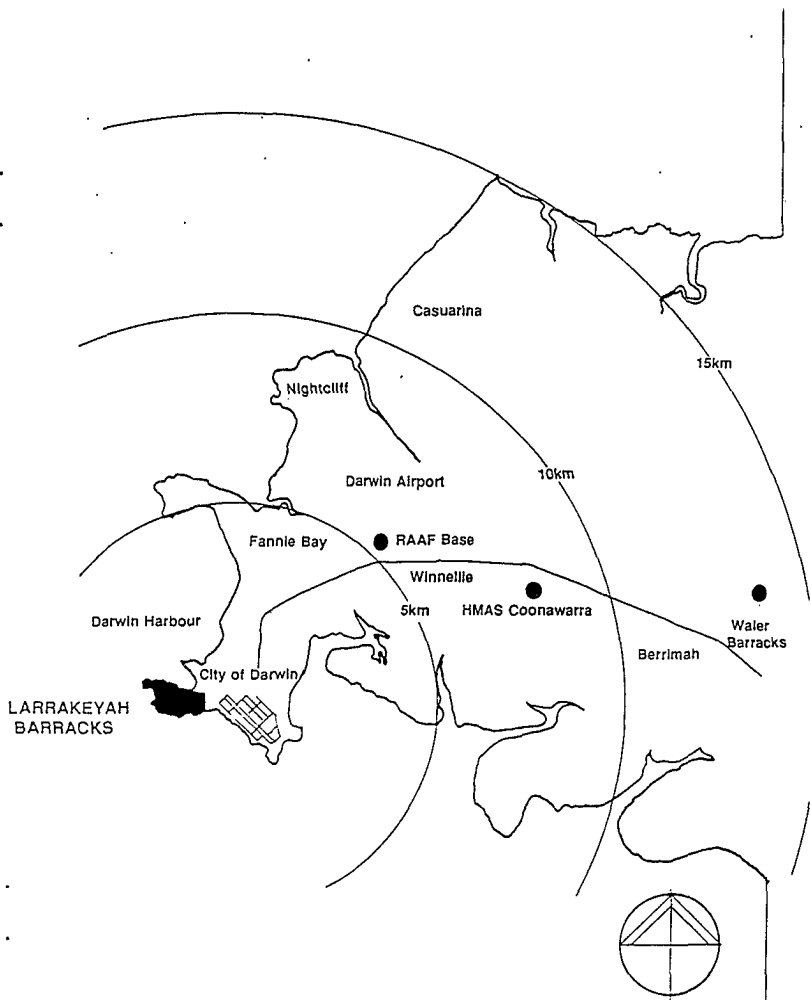
PFITZNER, Brigadier Frederick, Director General, Joint Operations and Plans, Headquarters Australian Defence Force, Department of Defence, Russell Offices, Canberra, ACT, 2600

APPENDIX B

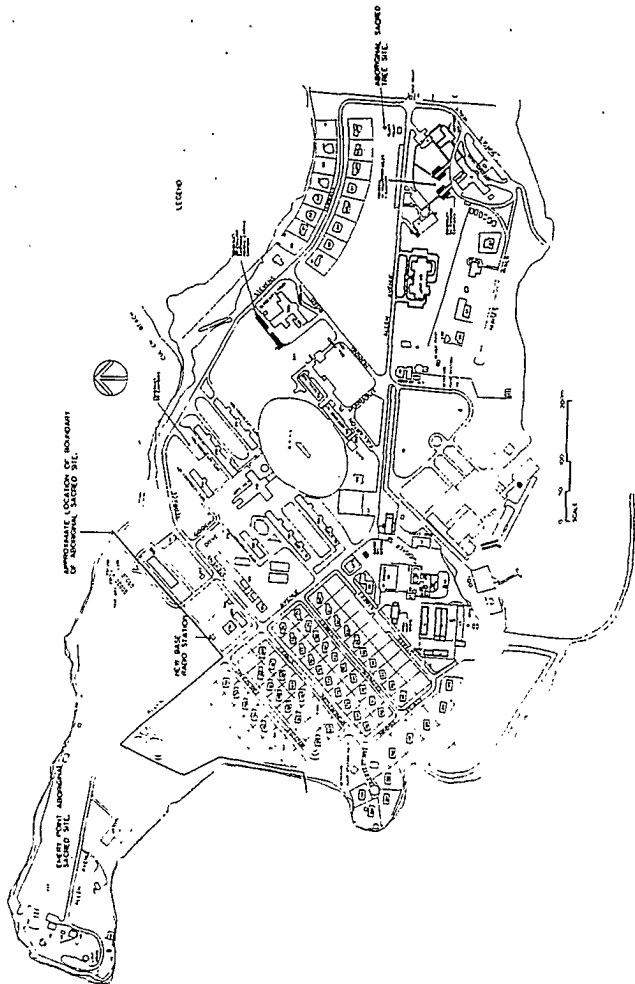
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New MGIU Map Storage Building - Floor Plan	B - 11
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New Base Radio Building - Floor Plan	B - 13
Building 100 - Ground Floor Plan	B - 14
Building 100 - First Floor Plan	B - 15

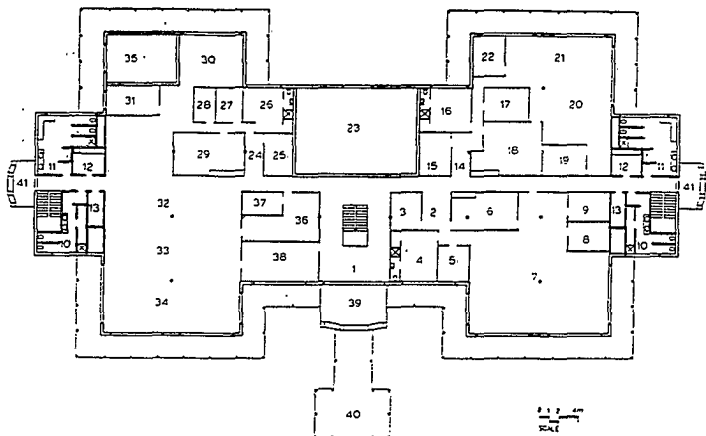
Building 101 - First Floor Plan	B - 16
Building 102 - Ground Floor Plan	B - 17
Building 102 - First Floor Plan	B - 18
Building 211 - First Floor Plan	B - 19
Building 214 - First Floor Plan	B - 20
New Officer Living-In Accommodation - Floor Plan	B - 21
New Officer Living-In Accommodation - Elevations	B - 22
New Officer Living-In Accommodation - Site Plan	B - 23
Building 205 - Refurbishment of SNCO Living-In Accommodation - Floor Plan	B - 24
Building 3 Refurbishment - Base Administrative Support Centre - Floor Plan	B - 25



LARRAKEYAH BARRACKS REDEVELOPMENT
LOCALITY PLAN



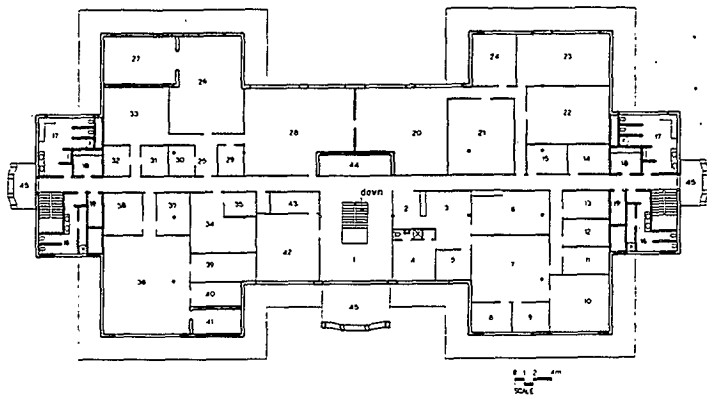
LARRAKEYAH BARRACKS REDEVELOPMENT
OVERALL SITE PLAN



LEGEND

1 Foyer	AIR COMPONENT	27 RSM
MARITIME COMPONENT	14 Waiting	28 Store
2 Waiting	15 COMD PA / LO	29 Orderly / Registry
3 NOC SEC	16 Office	30 Computer Support
4 NOCNA	17 2IC	31 Platoon Office
5 CO Reserve	18 Orderly	32 OPS Cell
6 Orderly	19 PERS / LOG Officer	33 Personnel / Logistics
7 Hydrographic / Shipping	20 PERS / LOG Cell	34 Logistics Maintenance
8 OPS Officer	21 OPS Cell	35 Emergency Generator
9 Assistant OPS Officer	22 OPS Officer	36 Engineering Cell
10 Female Toilets, Shower, Change	23 Plant Room	37 Chief Engineer
11 Male Toilets, Shower, Change	LAND COMPONENT	38 GRES Strength Mgt
12 Tea Room	24 Waiting	39 Main Entrance
13 Cleaner	25 COMD PA / LO	40 Covered Walkway
	26 Commander	41 Porch

LARRAKEYAH BARRACKS REDEVELOPMENT
NEW JOINT HEADQUARTERS BUILDING
GROUND FLOOR PLAN



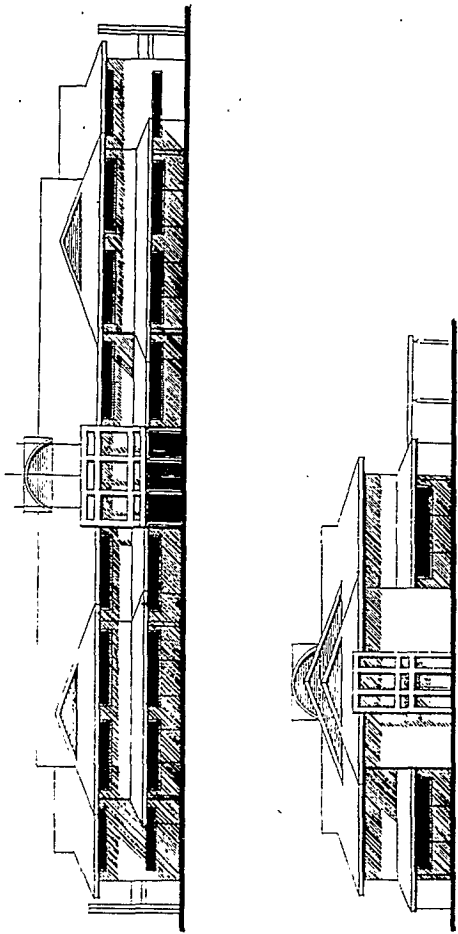
LEGEND

- | | | |
|--------------------------|----------------------------------|-------------------------------|
| 1 Foyer | 16 Female Toilets, Shower Change | JOINT COUNTER INT CENTRE |
| COMMAND | 17 Male Toilets, Shower, Change | 31 SO2 CI |
| 2 Waiting | 18 Tea room | 32 Interview |
| 3 PA / LO | 19 Cleaner | 33 JCIC |
| 4 Commander NORCOM | JOINT OPERATIONS | JOINT COMMUNICATIONS |
| 5 WO Ceremonial | 20 JOPS room | 34 SO2 |
| 6 Orderly / Registry | 21 Land Comp OPS room | 35 SO3 / Comms Supervisor x 3 |
| JOINT OPERATIONS / PLANS | 22 Manrme Comp OPS room | COMMUNICATIONS CENTRE |
| 7 SO3 x 3 | 23 Air Comp OPS room | 36 Work area |
| 8 SO1 | 24 JPLANS room | 37 Registry |
| 9 SO2 | JOINT INTELLIGENCE | 38 Supervisor |
| 10 Orderly room | 25 Reception | 39 Equipment |
| JOINT ADMINISTRATION | 26 JINT Centre | 40 Store |
| 11 SO1 | 27 Class A Vault | 41 Vault |
| 12 SO2 | 28 All Sources int Centre | 42 Conference room |
| 13 SO1 MED | 29 SO1 | 43 Projection / Store |
| 14 Journalist | 30 SO2 | 44 Services Duct |
| 15 Chief Legal Officer | | 45 Balcony |

LARRAKEYAH BARRACKS REDEVELOPMENT

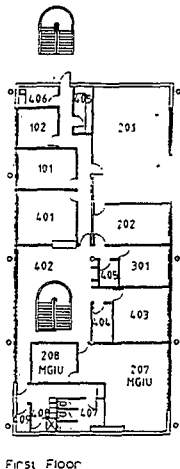
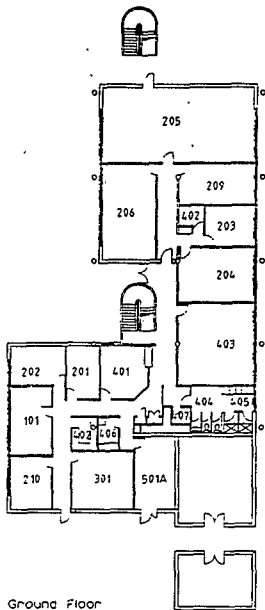
NEW JOINT HEADQUARTERS BUILDING

FIRST FLOOR PLAN



LARRAKEYAH BARRACKS REDEVELOPMENT

**NEW JOINT HEADQUARTERS BUILDING
ELEVATIONS**



LEGEND

MGIU

- 101 Officer Commanding
- 201 Technical Officer
- 202 Systems Manager
- 203 Develop / Program Officer
- 204 Develop / Program Team
- 205 MGI Team
- 206 Remota Sensing Team
- 207 Pnnt Laboratory
- 208 Pnnt Store
- 209 MGI Records

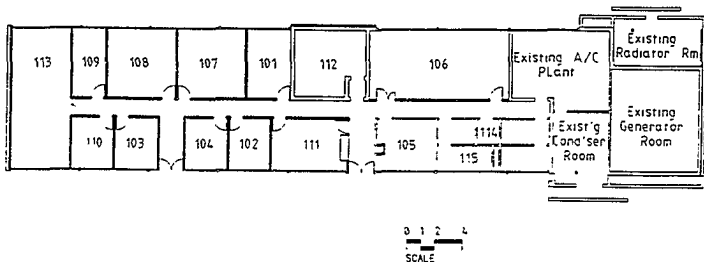
MGIU -cont

- 210 Visitor Work Area
- 301 Engineer Cell
- 401 Orderly Room / Registry
- 402 Store
- 403 Briefing Room
- 404 Toilets - Unisex
- 405 Shower / Change Room
- 406 Tea Room
- 407 Cleaners Room
- 501A Map Room

INT CO

- 101 Officer Commanding
- 102 2IC
- 201 Intelligence Work Area
- 202 Briefing Room
- 401 Orderly Room / Registry
- 402 Waiting Area
- 403 Reproduction
- 404 Dark Room
- 405 Store
- 406 Tea Room
- 407 Toilets
- 408 Shower / Change Room
- 409 Cleaners Room

LARRAKEYAH BARRACKS REDEVELOPMENT
BUILDING 4 REFURBISHMENT
7 INTELLIGENCE COMPANY AND MILITARY
GEOGRAPHIC INFORMATION UNIT (MGIU)

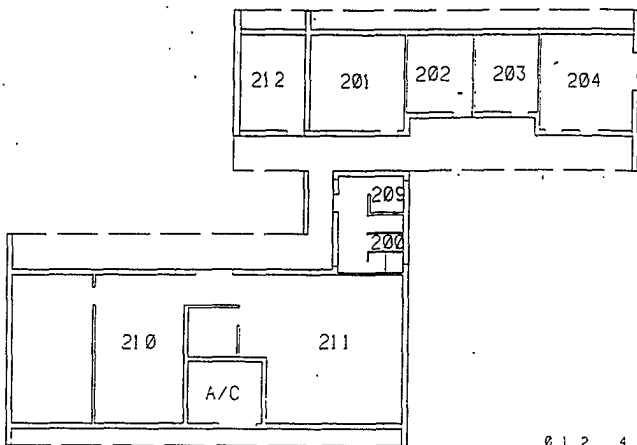


LEGEND

101 OC Office	109 Water Operations Troop Office
102 2IC Office	110 Vehicle Troop Office
103 SSM Office	111 Orderly Room
104 Trg WO Office	112 Store
105 OPSO Office	113 Conference Room
106 OPS Office	114 Tea / Coffee making
107 Northern Islands Troop Office	115 Toilets
108 Southern Islands Troop Office	

LARRAKEYAH BARRACKS REDEVELOPMENT

BUILDING 195 REFURBISHMENT
NORFORCE DARWIN SQUADRON



0 1 2 4
SCALE

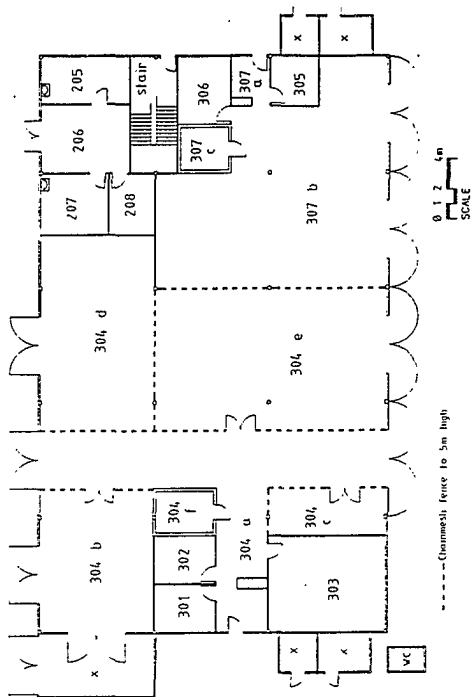
LEGEND

BASE SQUADRON HQ
200 Toilet/Shower
201 OC Office
202 2IC Office
203 SSM Office
204 Orderly Room
209 Snower Area

RHQ SIGS/BASE SQUADRON
RADIO TECH
210 RHQ SIGS Store
211 Radio Tech Workshop
212 Spare

LARRAKEYAH BARRACKS REDEVELOPMENT

LIGHT INDUSTRIAL ZONE REDEVELOPMENT
BUILDING 29 REFURBISHMENT
NORFORCE BASE SQUADRON HQ - FLOOR PLAN



LEGEND

NORFORCE -RMO Suite

- 205 RMO Office
- 206 Reception Office
- 207 Treatment Room
- 208 Medical Store

BASE SQUADRON Q STORE

- 301 RCM Office
- 302 RCMS Office
- 303 Ledger Office
- 304 Q Store
- 304a R and I Area
- 304b Fd Eqpt / Clothing
- 304c Ration Store
- 304d Camp / Tent Store
- 304e General Store
- 304f Armoury

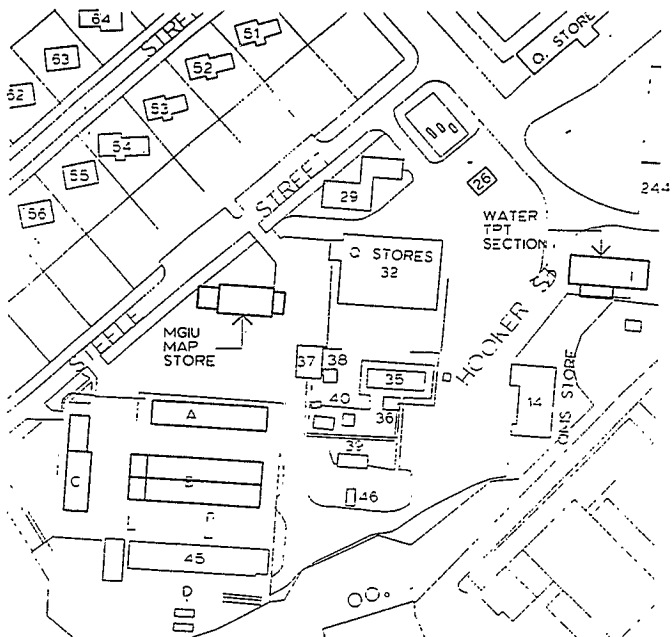
DARWIN SQUADRON Q STORE

- 305 SCMS Office
- 306 Lager Office
- 307 Q Store
- 307a R and I
- 307b General Store
- 307c Armoury

x - unlocated existing space

LARRAKEYAH BARRACKS REDEVELOPMENT

LIGHT INDUSTRIAL ZONE REDEVELOPMENT
 BUILDING 32 REFURBISHMENT - NORFORCE
 Q STORES AND RMO OFFICE - FLOOR PLAN

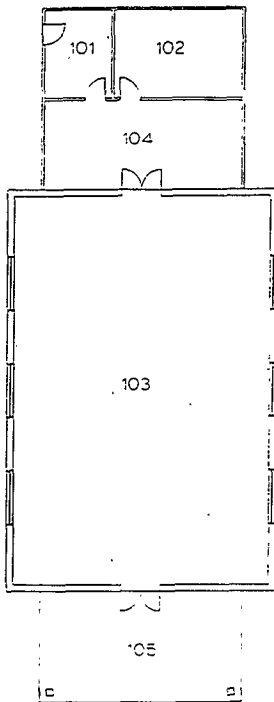


LEGEND

- NORFORCE VEHICLE COMPOUND
 A 12-Bay Vehicle Shelter
 B 28-Bay Vehicle Shelter
 C Service Bays, Office and Ablutons
 D Wasndown Area
 14 Logistics CMS Office and Store
 32 Norforce O-Stores
 37 Norforce Boatshed
 29 Norforce Basesquadron HQ

LARRAKEYAH BARRACKS REDEVELOPMENT

LIGHT INDUSTRIAL ZONE REDEVELOPMENT
 BUILDING 45 REFURBISHMENT - TRANSPORT
 OFFICE & VEHICLE SERVICING BAYS - PLAN



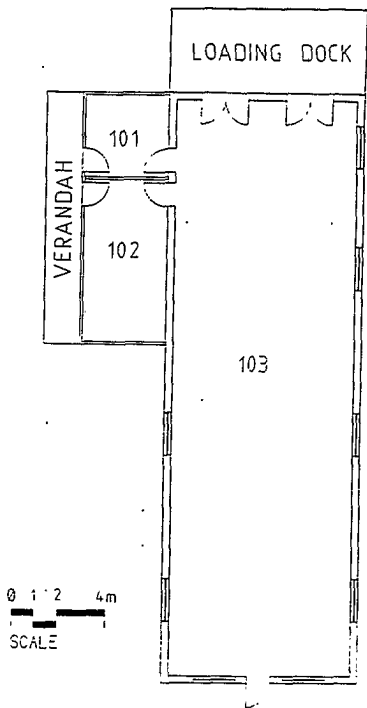
0 2 4m
SCALE

LEGEND

- 101 Map Issue
- 102 Vertobian Cabinets
- 103 Packaging Area
- 104 Map Storage
- 105 Loading Delivery Bay

LARRAKEYAH BARRACKS REDEVELOPMENT

LIGHT INDUSTRIAL ZONE REDEVELOPMENT
 NEW MGJU MAP STORAGE BUILDING
 FLOOR PLAN

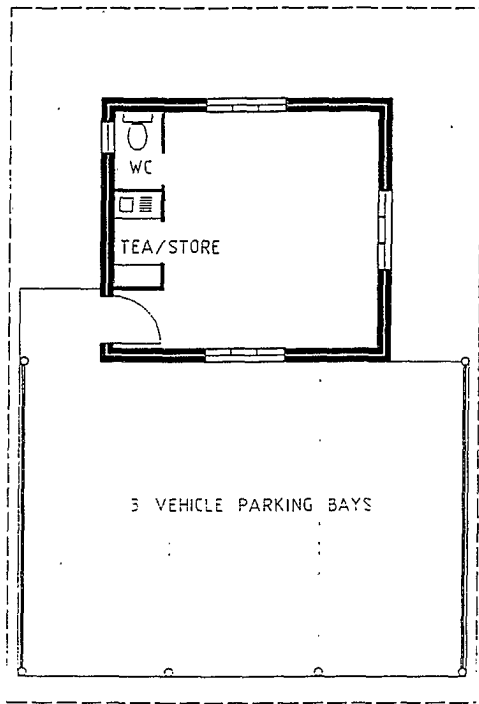


LEGEND

- 101 TP Leaders Office
- 102 Man/oms / Chart Office
- 103 CES Store

LARRAKEYAH BARRACKS REDEVELOPMENT

LIGHT INDUSTRIAL ZONE REDEVELOPMENT
 NEW WATER TRANSPORT SECTION BUILDING
 FLOOR PLAN

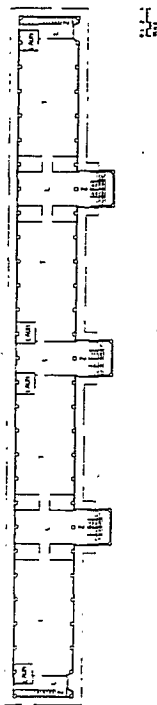


0 0.5 1.0 2.0m
SCALE

LARRAKEYAH BARRACKS REDEVELOPMENT
NEW BASE RADIO BUILDING
FLOOR PLAN

LEGEND

- T 16-man Ablutions
2 showers, 2 w.c.s 1 Unnal
2 washbasins & Laundry
- L Lobby
- Z Starway

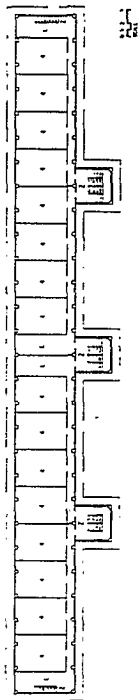


LARRAKEYAH BARRACKS REDEVELOPMENT

REFURBISHMENT - LIVING-IN ACCOMMODATION
BUILDING 100 - GROUND FLOOR PLAN
(BUILDINGS 101, 211, 213 SIMILAR)

LEGEND

- 4 4-Man OR Transit Bedroom
- L Lobby
- Z Stairway

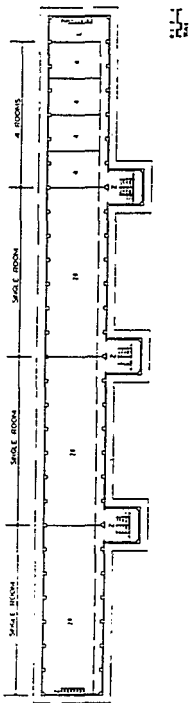


LARRAKEYAH BARRACKS REDEVELOPMENT

REFURBISHMENT - LIVING-IN ACCOMMODATION
BUILDING 100 - FIRST FLOOR PLAN

LEGEND

- 20 20-Man OR Augmentation
Sleeping Accomodaton
- 4 4-Man OR Transit Bedroom
- Z Stairway

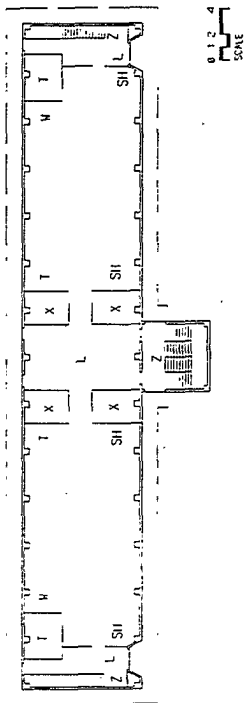


LARRAKEYAH BARRACKS REDEVELOPMENT

REFURBISHMENT - LIVING-IN ACCOMMODATION
BUILDING 101 - FIRST FLOOR PLAN

LEGEND

- L Lobby
- S Showers
- T Toilets
- W Laundry
- X Existing
- Z Star

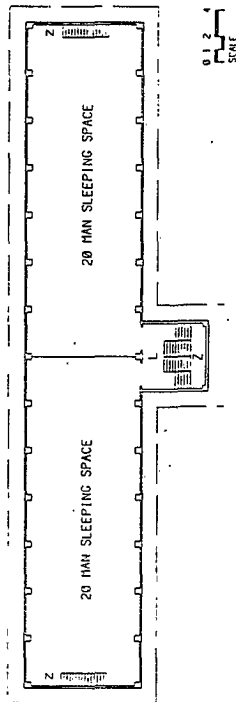


LARRAKEYAH BARRACKS REDEVELOPMENT

REFURBISHMENT - LIVING-IN ACCOMMODATION
BUILDING 102 - GROUND FLOOR PLAN
(BUILDING 214 SIMILAR)

LEGEND

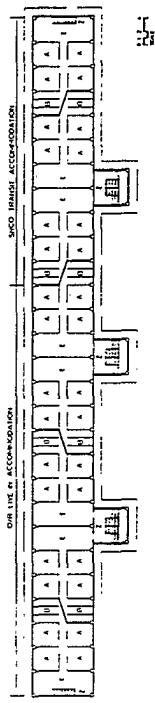
- L Lobby
- Z Star



LARRAKEYAH BARRACKS REDEVELOPMENT
REFURBISHMENT - LIVING-IN ACCOMMODATION
BUILDING 102 - FIRST FLOOR PLAN

LEGEND

- A Bedroom
- B Ablution
- CR Common Room
- Z Stairway

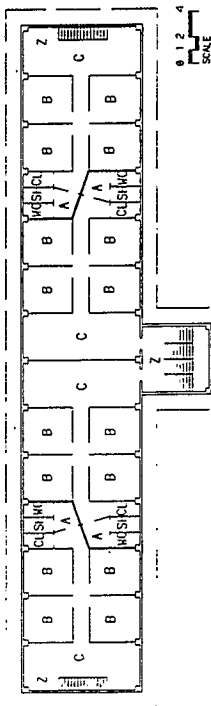


LARRAKEYAH BARRACKS REDEVELOPMENT

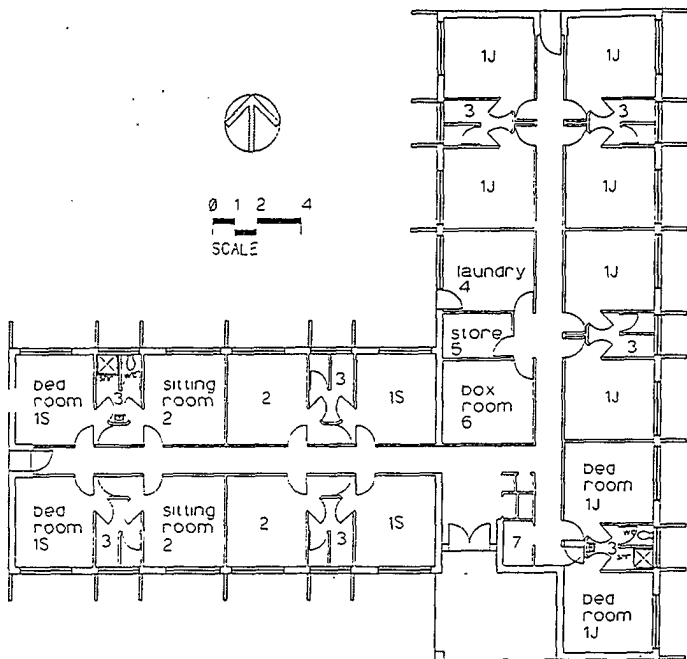
REFURBISHMENT - LIVING-IN ACCOMMODATION
BUILDING 211 - FIRST FLOOR PLAN
(BUILDING 213 SIMILAR)

LEGEND

- A Ablutions
- B Bedroom
- C Common Room
- Z Stairway



LARRAKEYAH BARRACKS REDEVELOPMENT
REFURBISHMENT - LIVING-IN ACCOMMODATION
BUILDING 214 - FIRST FLOOR PLAN



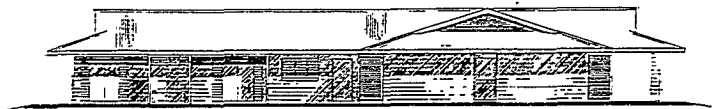
LEGEND

- 1S Bedroom Senior Officer
- 1J Bedroom Junior Officer
- 2 Sitting Room
- 3 Ensuite
- 4 Laundry
- 5 Linen Store
- 6 Box Room
- 7 Cleaner

LARRAKEYAH BARRACKS REDEVELOPMENT
 NEW OFFICER LIVING-IN ACCOMMODATION
 FLOOR PLAN

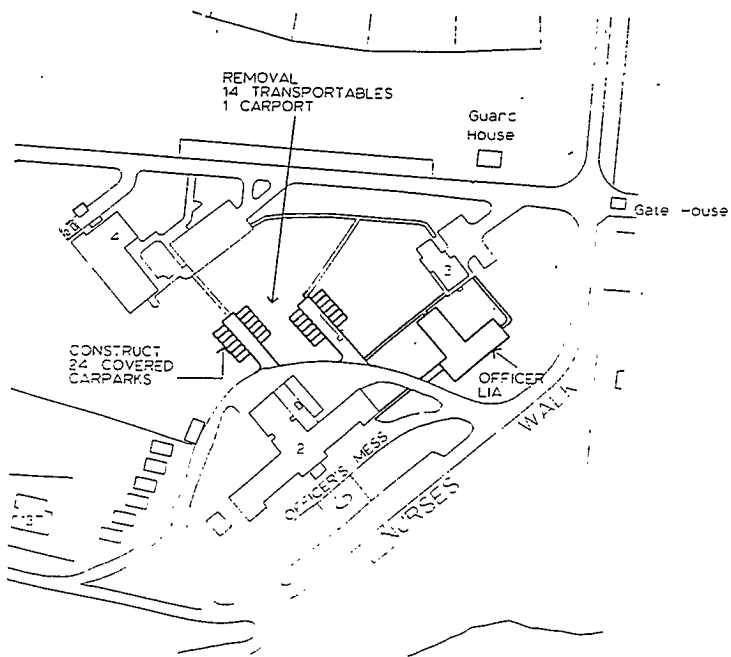


SOUTH-WEST ELEVATION

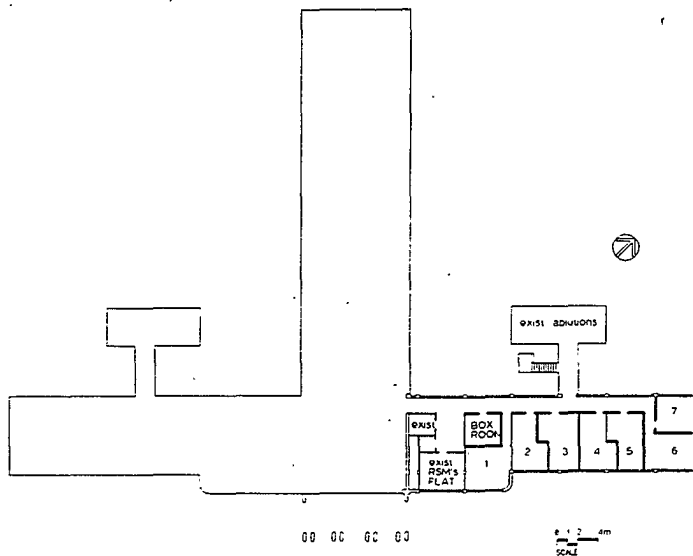


NORTH-WEST ELEVATION

LARRAKEYAH BARRACKS REDEVELOPMENT
NEW OFFICER LIVING-IN ACCOMMODATION
ELEVATIONS

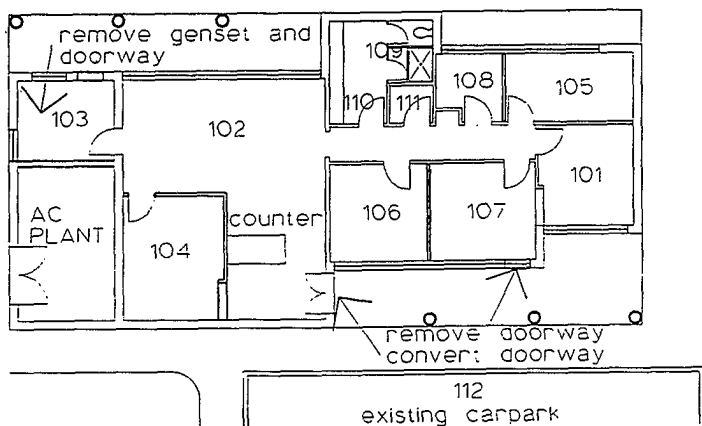


LARRAKEYAH BARRACKS REDEVELOPMENT
NEW OFFICER LIVING-IN ACCOMMODATION
SITE PLAN



LARRAKEYAH BARRACKS REDEVELOPMENT

BUILDING 205 - REFURBISHMENT OF SNCO
LIVING-IN ACCOMMODATION - FLOOR PLAN



LEGEND

- 101 OC Office
- 102 Oroery Room
- 103 Store Room
- 104 Pay Office
- 105 SSO Officer Office
- 106 Barracks NCO
- 107 Caterer
- 108 Tea/coffee Making
- 109 Toilet - Unisex
- 110 Shower - Unisex
- 111 Cleaner
- 112 8 Bay Carpark

0 2 4m
SCALE

LARRAKEYAH BARRACKS REDEVELOPMENT
BUILDING 3 REFURBISHMENT
BASE ADMINISTRATIVE SUPPORT CENTRE
FLOOR PLAN