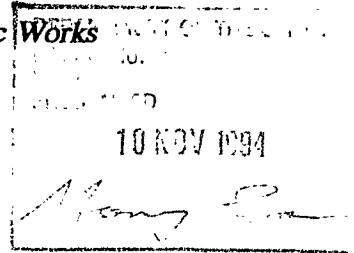




Parliamentary Standing Committee on Public Works



REPORT

relating to the

MIDLIFE UPGRADE OF BLAMEY BARRACKS, KAPOOKA, NSW

(Ninth Report of 1994)

The Parliament of the Commonwealth of Australia
Parliamentary Standing Committee on Public Works

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**Midlife upgrade of Blamey Barracks,
Kapooka, NSW**

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**MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE
ON PUBLIC WORKS**

(Thirty-First Committee)

Mr Colin Hollis MP (Chair)
Senator Paul Henry Calvert (Vice-Chair)

Senate

Senator Bryant Robert Burns
Senator John Robert Devereux

House of Representatives

Mr John Neil Andrew MP
Mr Raymond Allen Braithwaite MP
Mr Russell Neville Gorman MP
Mr Robert George Halverson OBE MP
Hon. Benjamin Charles Humphreys MP

**SECTIONAL COMMITTEE ON THE MIDLIFE UPGRADE OF
BLAMEY BARRACKS, KAPOOKA, NSW**

Mr Colin Hollis MP (Chair)
Mr Russell Neville Gorman MP (Vice-Chair)
Senator Bryant Robert Burns

Committee Secretary: Peter Roberts

Inquiry Secretary: Denise Denahy

Secretarial Support: Sue Whalan

**EXTRACT FROM THE VOTES AND PROCEEDINGS OF
THE HOUSE OF REPRESENTATIVES**

No. 82 dated Wednesday, 29 June 1994

- 10 **PUBLIC WORKS—PARLIAMENTARY STANDING
COMMITTEE—REFERENCE OF WORK—MIDLIFE
UPGRADE OF BLAMEY BARRACKS, KAPOOKA, NSW**
Mr Walker (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: Midlife upgrade of Blamey
Barracks, Kapooka, NSW.
Question - put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

MIDLIFE UPGRADE OF BLAMEY BARRACKS, KAPOOKA, NSW.

By resolution on 29 June 1994 the House of Representatives referred to the
Parliamentary Standing Committee on Public Works for consideration and
report to Parliament the proposed midlife upgrade of Blamey Barracks,
Kapooka, NSW.

THE REFERENCE

1. The proposal comprises:
 - . refurbishment of recruit living-in accommodation
 - . refurbishment of training support building
 - . refurbishment of rank and file and recruit kitchen and dining
room
 - . construction of additional rank and file living-in accommodation
 - . refurbishment of canteen
 - . refurbishment of cinema
 - . refurbishment of engineering services (roads etc)
 - . refurbishment of sergeants' mess
 - . refurbishment of officers' mess
 - . refurbishment of company headquarters.
2. The estimated cost of the proposal when referred to the Committee
was \$21.5m.

THE COMMITTEE'S INVESTIGATION

3. On 22 September 1994 the Committee appointed a Sectional Committee comprising Mr C Hollis, Mr R Gorman and Senator B Burns to undertake this inquiry.

4. The Sectional Committee received a written submission from the Department of Defence (Defence) and evidence was taken from its representatives at a public hearing at Kapooka on Friday 23 September 1994. Prior to the public hearing the Sectional Committee inspected existing facilities at Kapooka.

5. The following organisations also presented submissions and appeared before the Committee at the public hearing:

- . Council of the City of Wagga Wagga
- . Riverina Branch of the Master Builders Association.

6. Submissions and letters were also received from the following:

- . Australian Heritage Commission
- . Energy Conservation Systems Pty Ltd
- . Commonwealth Department of Primary Industries and Energy
- . Australian Nature Conservation Agency
- . Commonwealth Fire Board.

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

BACKGROUND

8. Blamey Barracks is located 10 km south west of Wagga Wagga in southern NSW adjacent to the Olympic Highway. The base encompasses approximately 2 000 ha including 400 ha of barracks, a range complex of 600 ha, a close training area of 200 ha and a field training area of 800 ha.

9. The land at Kapooka was acquired under war-time emergency provisions and the first units to occupy Kapooka were Pioneer (Engineer) Battalions in mid-1942.

10. During the period 1947 to 1951 the facilities were used to accommodate immigrants. In November 1951 the 1st Recruit Training Battalion was raised at Kapooka and the unit has been the principal recruit training establishment for the Australian Regular Army since then. In addition to training Regular Army recruits, 1st Recruit Training Battalion has also been responsible for training Ready Reserve recruits since 1992.

11. In the 1950s the canteen, cinema and the existing living accommodation for the hospital staff were constructed. In 1965/66 the majority of the current buildings were constructed including the recruit accommodation, company headquarters buildings, administrative buildings and training facilities. During the 1970s and 1980s various medium and minor works were completed including the hospital, ammunition magazine, extensions to the gymnasium, Q store, dental unit, and accommodation for Staff Training Platoon and Remedial Training Platoon.

12. The barracks were named after Field Marshall Sir Thomas Blamey - one of Australia's most distinguished soldiers and the only Australian ever to hold the rank of Field Marshall.

13. 1st Recruit Training Battalion is the major unit located within Blamey Barracks and is the sole recruit training establishment for the Australian Regular Army and the Ready Reserve. Regular and Ready Reserve recruits undergo the same training but for programming purposes are grouped separately. The role of 1st Recruit Training Battalion is to train the recruit in the basic military skills required for progression to initial employment training.

14. The other units located at Blamey Barracks are:

- . 7th Camp Hospital
- . 12th Dental Unit
- . 1st Recruit Training Battalion Band
- . 17th Psychology Unit

- . Movement Control Office Wagga Wagga
- . Garrison Engineer
- . 26th Military Police Platoon
- . Detachment 2 Platoon, Army Special Investigation Branch
- . Detachment 135th Signal Squadron.

15. The annual training requirement is for 3 500 male and female recruits. The recruit course is 12 weeks long and intakes arrive every week, except for three weeks around Christmas. Each intake consists of one or two platoons of 45 to 55 recruits each.

1st Recruit Training Battalion Composition

16. There are four training companies and each can train up to six platoons at one time. However, staffing levels, recruit accommodation and course scheduling considerations restrict the number of platoons in training to 22. On average there are approximately 700 recruits and 500 staff in the barracks at any time.

THE NEED

17. Defence advised the Committee that Kapooka was rebuilt almost 30 years ago and is at the stage where routine maintenance activities cannot undertake the sort of refurbishment work which is now required although the buildings are structurally sound.

18. The Committee was advised that a number of the fundamental concepts that were part of the original design of Kapooka 26 years ago have changed. Those that have the greatest impact on this proposal are:

- . improved instructional/learning concepts
- . the requirement to be more accountable for recruits well-being
- . defined minimum standards of living accommodation

- . an increase in the female to male ratios both in staff and recruits.

Current Facilities

Training Support Building

19. The Training Support Building does not adequately house the present staff establishment nor does it provide enough lecture rooms of adequate size to support the training program. Since originally constructed, some five additional functions have been absorbed into the building. This has reduced the original training accommodation space from eight to five lecture rooms, thus seriously limiting the formal lecture capacity of 1st Recruit Training Battalion, and requiring some lectures to be conducted after normal working hours. The working accommodation provided to the training support staff is below scale and very cramped. To provide adequate accommodation, additional space is required for the following:

- . audio visual section preparation areas and office accommodation
- . training assessment section office accommodation
- . library storage for text books, military pamphlets and reference material and a general reading area
- . medical training section office accommodation and storage
- . area conference room.

20. In addition to providing an adequate number of correctly sized classrooms, these facilities must be capable of supporting the training concepts in use now and likely to be used in the future.

Office/Training Accommodation in Recruit Lines

21. The need to constantly monitor recruit training has been recognised through the relocation of the platoon staff to the recruit living-in lines. The Platoon staff consists of a platoon commander, a platoon sergeant and normally four section commanders (corporals). However, staff relocation into living accommodation has taken part of the corridor, the box room and one small office per floor. The facilities thus provided for up to six staff are

rudimentary, very cramped and do not comply with Occupational Health and Safety (OH&S) guidelines.

Recruit Lines

22. Recruit living-in accommodation is designed to promote the development of a communal character for each recruit and the ability to live and work as a team. This is nurtured by the requirement to live in shared accommodation which is an important aspect of training and as such will remain central to the provision of recruit living-in accommodation. The majority of existing living accommodation blocks were built in the 1960s and have only received minor maintenance since that time.

23. The nature of recruit training, with significant time being spent outdoors and the number of physical training periods, has a major effect on the usage rates of facilities, particularly the ablutions and laundries. Ablutions are used not only for daily cleanliness, but also after physical training sessions and prior to the evening meal. Laundries, in particular the washing machines, undergo harsh treatment from inexperienced recruits overloading and placing mud-soaked clothes in machines. The problem of high usage rate is compounded by the fact that the present facilities are below the scaled entitlement.

Recruit Mess

24. The Committee was advised that the recruit mess caters for up to 1 200 people for three meals each day. There are problems with moving so many people in an adequate time period. When the training program allows, multiple meal sittings are used to spread the load. However, this is not always possible. The area available for seated dining does not allow room to move freely between tables.

25. The existing kitchen has severe limitations and does not comply with many Building Code of Australia (BCA) and OH&S requirements. Defence advised that the floor of the kitchen is permeable and results in the ingress of water into the undercroft area which is used for the storage of dry goods and other items of equipment. There are no existing cowlings over the exhaust systems. There is also open pipe-work which does not comply with the BCA.

26. The Committee was advised that there is no solution to leakage of the floor other than replacing it. The mechanical extraction systems need upgrading to conform with the BCA and there is no impervious ceiling to the kitchen area, which is a BCA requirement. The floor of the kitchen is slippery and dangerous.

27. There is a need to segregate the staff and recruits at meal times. The existing staff messing facility has been converted from storage areas underneath the recruit kitchen and as such is able to share the main recruit kitchen. There is a separate finishing kitchen for preparation of a limited range of meals and a dining area. The dining area needs to be increased in size and facilities constructed so that greater efficiency can be achieved by sourcing most meals from the main kitchen.

Rank and File Accommodation

28. The demand for staff living-in accommodation varies due to the number of married personnel posted to Kapooka at any one time. The proportion of male and female staff also fluctuates. The Committee was advised that the ratio of male to female recruits is 20 to 1, while the ratio of male to female staff is 1 to 12. The current requirement for living-in accommodation is 110 and is met in part by temporary accommodation which is in a poor state of repair.

Area Cinema

29. The area cinema was built in 1956 and has not been substantially refurbished since. The toilet blocks are structurally deficient and although the building is adequately heated the ventilation system does not comply with current standards. The building is externally clad in asbestos cement sheeting and there is also evidence of some internal use of asbestos. The cinema has significant acoustic problems and is in need of internal refurbishment.

30. The cinema is the only all-weather venue within the barracks that has the capacity to accommodate recruits and staff at the same time. In addition, recruits are provided with a weekly film session during the first weeks of training, when they are not permitted to leave the barracks area.

Company Headquarters and Q Stores

31. There is a requirement to 'hold over', in segregated accommodation on average, 45 recruits within 1st Recruit Training Battalion. The only segregated accommodation available at present is reallocated office space within the company headquarters buildings. Segregation is required to minimise the influence of recruits awaiting discharge on recruits still in training.

32. The storage area provided for training company Q stores is based on the allocation for an infantry company in a battalion facility. A recruit training company is three times larger in personnel numbers than an infantry company and no allowance has been made for this difference in composition. The minimum Q store holdings are beyond the capacity of the present stores areas. Excess stores are currently held in living and working accommodation.

Sergeants' Mess

33. The accommodation, ablutions and staff amenities in the sergeants' mess are below scale and are inadequate. At the time of the preliminary design, the liability for accommodation in the sergeants' mess was 15 but only 8 were actually living-in. The Mess has 29 rooms.

Officers' Mess

34. The officers' mess problems are identical to the sergeants' mess. The mess has 32 rooms with a liability at the time of the preliminary design of 32 living-in.

Fire Alarms

35. Investigations have shown that the majority of thermal detectors have been subjected to a gradual fungal growth which is threatening their function. They are therefore reaching the end of their lives.

Roads, Drains and Car Parks

36. At present only 60 per cent of roads within the high profile area of the barracks have kerbing and guttering and some existing road surfacing is in a poor state of repair. Also, many of the car parks are unsealed and this

leads to uncontrolled stormwater causing erosion problems on car parks and the road verges thus resulting in the build up of silt in the area's drainage network. This is causing both an ongoing maintenance cost and will eventually result in a substantial repair cost.

37. The edges of bitumen roads are being broken away because water is being allowed to seep in and soften the pavement. This is causing a long term maintenance liability.

Committee's Conclusions

38. Present working and living conditions at Blamey Barracks are below standard, with the Rank and File and Recruit Kitchen not meeting building codes or occupational health and safety requirements.

39. Most of the buildings at Kapooka were constructed in the 1950s and 1960s and are now in need of refurbishment.

40. A need exists to provide suitable working and living conditions for recruits and staff stationed at Blamey Barracks, Kapooka.

THE PROPOSAL

41. The need to be more accountable for recruits well-being and the need for individuals to have defined minimum standards of living accommodation are two of the prime issues which are to be addressed by the proposed works.

42. Defence advised the Committee that a review was undertaken of all buildings at Kapooka in order to prioritise works to be carried out at the base. Each building was then individually assessed. Defence advised that the works proposed in this upgrade will provide the necessary facilities at Kapooka to enable personnel to undertake their operations and fulfil their training responsibilities for approximately the next 20 years.

43. The refurbishment does not affect the number or long term employment of military or civilian staff who will be employed at Kapooka.

Scope of Works

44. The Committee was advised that the prioritised scope of work is:
- . refurbish recruit living-in accommodation
 - . refurbish training support building
 - . refurbish rank and file and recruit kitchen and dining room
 - . construct additional rank and file living-in accommodation
 - . refurbish canteen
 - . refurbish cinema
 - . refurbish engineering services (roads etc)
 - . refurbish sergeants' mess
 - . refurbish officers' mess
 - . refurbish company headquarters.

45. The Committee was advised that the proposed work will meet the Army's medium-term requirements at Kapooka unless there is a change to the force structure.

Proposed Facilities

Recruit Living-in Accommodation

46. Two options were considered to improve the functional use of the Recruit Living-in Accommodation and provide office space for the platoon staff adjacent to the living areas. Both options improved the ablutions, refurbished the living areas, provided small training areas, secure box rooms, discrete laundry facilities, external weapons wash and shower, counselling area and staff offices. The preferred option requires a 6.6m extension to each recruit barrack block to ensure that platoons of up to 48 recruits can continue to be accommodated.

Training Support Building

47. The Training Support Building no longer supports the functions that it was originally designed for 29 years ago. The facility has also been strained by the inclusion of a library and audio visual facilities. The options considered were minor variations of a generalised layout which included a two storey extension to provide a library and audio visual centre. The design selected incorporates the refurbishment of two lecture theatres with fixed, tiered seating and five lecture/training rooms with level floors and mobile furniture. To improve the learning environment, airconditioning of the building has been included.

Rank and File and Recruits' Kitchen and Dining Areas

48. The options considered for the kitchen and dining areas included construction of a separate rank and file kitchen and dining room, installation of a goods hoist to move prepared food from the kitchen to the staff dining area, relocation of catering staff office and rest areas, extensions to the recruit dining room, rearrangement of serving facilities, installation of additional plate/pot wash areas, extensions to the kitchen to facilitate an enlarged pastry cooking area and relocation of the receipt and storage area. In addition to the layout, consideration was given to the options of sealing the kitchen floor.

49. The option selected involves a revised layout of the kitchen and serving areas with the rectification of the BCA and OH&S deficiencies. The recruit dining area will be enlarged slightly by incorporating the area currently used as an entrance on the eastern end of the building into the dining room.

50. The rank and file dining room on the lower level of the building will be refurbished and a goods hoist installed to transfer food from the kitchen on the upper level. The construction of a separate kitchen was eliminated because of catering staff limitations.

Additional Rank and File Accommodation

51. There are two areas of rank and file accommodation within Blamey Barracks, namely the main area adjacent to Headquarters 1st Recruit Training Battalion and the second smaller area adjacent to the hospital. The accommodation adjacent to the hospital is temporary in nature and is

in a poor state of repair. The only option considered was building new accommodation for 32 staff members.

Canteen

52. The canteen is used for recruits' recreation, several commercial ventures (e.g. barber, credit union etc) and for a family lunch after each march-out parade. The building needs substantial upgrading to achieve an acceptable standard of facility. Two upgrade options were considered for the canteen. The first option was a substantial refurbishment of the entire facility and the second, and preferred option, concentrated on the refurbishment of the central area with minor work to the remainder of the building.

53. Defence advised the Committee that it is concentrating on the core area which will be used by the recruits and their families. This will be refurbished, while the existing Australian Army Air Force Canteen facility and the Everyman's facility will be given a coat of paint and new interior treatments. However, the structure and layout of these areas will not be fundamentally altered.

54. The Committee was advised that the canteen was an element that was introduced fairly late in the project. The option chosen, which will essentially refurbish the central area, will cost approximately \$1.3m as opposed to the option of a substantial refurbishment of the entire facility at a cost in excess of \$2m. Defence advised that had the second option been selected, it would not have fallen within the estimates for the project.

Area Cinema

55. The option selected is to upgrade the facility by replacing the asbestos sheeting, provide new seating, ventilation, and toilets in accordance with building codes, and to carry out minor works to the remainder of the building.

56. Defence advised the Committee that asbestos sheeting will be removed from external walls. This will allow utilisation of the existing structure. New roofing and cladding will provide a facility suitable for ongoing use. Defence stressed that the cinema has a high level of use at the base.

57. The Committee queried the safety of the removal and disposal of the asbestos sheeting. Defence advised that the safe removal and disposal of asbestos will be the responsibility of the managing contractor.

Officers' and Sergeants' Messes

58. Two options were considered for the officers' mess. The first option was to convert groups of three existing 11 m² rooms to two rooms, thereby increasing each officer's living space to an acceptable level. The second and preferred option is to install doors between existing rooms, where not restricted by structural walls, and allocate two below-scale rooms to each officer. The first option reduces the number of officers who can be accommodated in the mess, but the second option retains the flexibility to allocate single rooms at times of high demand to transient personnel. The sergeants' mess is a similar structure to the officers' mess except each room is smaller, namely 9 m². Essentially the options considered, and the conclusions are the same as for the officers' mess.

Company Headquarters and Q Stores

59. The upgrading of the Company Headquarters building is primarily required to provide accommodation for recruits being processed for discharge. These recruits require separate accommodation to those recruits undertaking training in order to minimise potential disruptive influence and to maintain morale. The options considered were based on a reallocation within the existing building to give more space to the Q Store and provide separate ablutions for the recruit accommodation area. The remainder of the building only requires minor upgrading work.

Engineering Services

60. The existing engineering services are generally in reasonable condition and are capable of handling the additional loads which will be placed on them by the upgrade. The services with the most deficiencies are fire alarms, roads and car parks. Some of the pavements are cracked and in other areas there is no kerbing and guttering and pavements are subject to water penetration. Options were considered for the upgrading or replacement of various elements of the roads and car parks. The preferred option restricts upgrading to approximately 20 per cent of the roads and car

parks in the barracks area and is limited to reinstating them to the standard at the time of original construction. The fire alarms will be upgraded as an element of the refurbishment of each building.

Computer Cabling

61. A base area network is proposed to transmit voice and data communication within Blamey Barracks. The existing cabling provides a poor service which is only capable of handling voice communications during periods of low demand and fine weather. In periods of wet weather or high demand, the system collapses. The cabling will be installed during refurbishment and also installed in the other buildings which require the system, e.g. the 1st Recruit Training Battalion Headquarters.

Planning and Design Concepts

62. Concept Plans were developed by Defence and its consultants following a detailed site inspection and a review of training which is conducted at Kapooka. The concept plans were reviewed and an independent facilitator was engaged to conduct a value management workshop. The design team, user representatives and Defence planners considered each element of the project to ensure the draft plans adequately met the requirements whilst containing costs. The draft plans were refined as a result of the workshop and the preliminary design prepared. The quantity surveyor was intimately involved in the planning process and has produced an estimate for the work (within 10 per cent) which includes contingencies appropriate to the level of design for each element.

The Site

63. All works in this proposal are within the confines of Blamey Barracks. Except for the rank and file accommodation all works are refurbishment of or extensions to existing buildings. The new accommodation will be located adjacent to the existing staff accommodation.

Zoning

64. The Wagga Wagga City Council, Draft Development Control Plan zones the Kapooka Military Area as 'Special Use 5(a) Defence'.

BUILDING WORKS

65. The preliminary design for extensions and refurbishment is in harmony with the existing structures, uses similar materials and has a standard of finish which is comparable to what the existing buildings would have exhibited soon after construction. The design takes cognisance of the demanding treatment which recruits are likely to impose on the buildings and services.

Electrical Services

66. The barracks are serviced by a 22 kV supply which is distributed through five major substations. An investigation of electricity use indicated that the substations are all loaded to less than 50 per cent of their capacity and are therefore capable of accepting the additional loads, if the supply to the Training Support Building is drawn from a different substation to that currently used. The low voltage reticulation from the substations requires minor upgrading. These electrical works are included in the proposal.

Gas Supply

67. The barracks are connected to natural gas supply. A new branch on the network will be established to supply the new rank and file accommodation.

Fire Protection

68. The existing thermal fire detection system at Kapooka has deteriorated and will be replaced during the refurbishment by a smoke detection system. The smoke detectors will warn building occupants via local alarms and will also alert the local fire station.

69. A preliminary investigation of the water supply to fire hydrants indicated that the hydrant system satisfies Australian Standards 2419, except in the vicinity of the canteen and cinema. The system will be upgraded to comply throughout the barracks.

70. Defence advised the Committee that the thermal detectors which are currently installed are reaching the end of their life and are to be replaced with smoke detectors. In the kitchens, in particular, the thermal

detectors will be replaced with new thermal detectors as recommended by the Commonwealth Fire Board.

71. The Committee was advised that there is a fire station within the Kapooka military area with three Army firemen on duty. Defence advised that all recruits are briefed on procedures to be followed following an outbreak of a fire. Should additional support be required, assistance is available from either the Wagga Wagga Metropolitan Brigade or the local bushfire brigade.

Landscaping

72. The area around the refurbished and new works will be landscaped to match the existing site. In response to a query from the Committee, Defence advised that a master plan for the entire camp was carried out in early 1994 which included the landscaping proposal. It is the intention of Defence that the landscaping be similar to the present landscaping i.e. extensive grassed areas and native plants.

73. The Committee complimented Defence on the landscaped areas at the base, particularly as Defence advised that reticulated treated effluent from its sewage treatment facilities is used to irrigate these areas.

Committee's Conclusion

74. The Committee compliments the Department of Defence on reticulated treated effluent from the sewage treatment facilities being used to irrigate the landscaped areas at Kapooka.

Roads

75. The roads which have been constructed with kerbing and guttering are in good condition except in isolated areas. The roads without kerbing and guttering have soft edges and are showing signs of deterioration. The condition of 20 per cent of the roads will be restored during the project.

Provision for the Disabled

76. Provisions for the disabled, in the public areas of the barracks, will be incorporated into the refurbishment program.

Energy Conservation

77. Defence advised that there is little potential for energy savings in a refurbishment program, but the project will incorporate modern room heating systems which will minimise energy consumption. The electrical system will also be extensively refitted in the project and control systems will be installed to automatically turn off unnecessary lighting.

78. The Committee queried the possible use of solar energy. Defence advised that solar heating has recently been installed for the swimming pool at the recreation centre. Defence stressed that energy demand loads are very high in areas such as laundries where washing machines and dryers are used. A solar system is not appropriate for this sort of facility where washing machines and dryers are used on a continual basis due to heavy demands needing to be met.

79. Defence advised that an energy audit recently carried out demonstrated that water heating by a gas-fired system is efficient for this particular location.

80. Defence advised the Committee that dual flush toilets will be installed in accordance with the BCA. The Committee queried the possible use of water saving shower roses. Defence advised that the use of water saving systems will be investigated during the detail design phase of the project. However, there are limitations to flow-restricting roses and they may not be appropriate for use in Blamey Barracks. Defence believes that restricting water flow in the shower roses may be contrary to the overall efficiencies which are being sought in the ablutions. However, water saving shower roses will be installed if considered appropriate during the design phase.

Committee's Recommendation

81. The Committee recommends that the Department of Defence continues to investigate the possibility of installing water saving devices where appropriate at Blamey Barracks, Kapooka.

Longer Term Planning

82. The master plan for Kapooka incorporates the site for a fifth training company but there is no intention at this time to expand the

training requirement or construct the master planned facility in the short or medium term.

ENVIRONMENTAL AND HERITAGE CONSIDERATIONS

83. The environmental impact of the building and civil works has been determined to be minimal. The proposed works will be in sympathy with the surrounding environment and natural fauna will not be affected. An environmental certificate of compliance will be obtained prior to commencement of construction.

84. Defence advised the Committee that the Australian Heritage Commission has noted that the proposed works are in harmony with the existing buildings and that Blamey Barracks is not entered on the Register of the National Estate.

CONSULTATIONS

85. The following organisations were consulted by Defence during the preparation of the preliminary design:

- . Wagga Wagga City Council
- . Southern Riverina Electricity and Water
- . Master Builders Association.

86. The Wagga Wagga City Council assured the Committee that it fully supports the proposed works.

PROJECT DELIVERY

87. The disparate elements of the project and the need to coordinate each element with the engineering services and the training program of the 1st Recruit Training Battalion restrict the options available for project delivery. The "Managing Contractor" form of contract is best suited to the refurbishment of Blamey Barracks.

Construction Program

88. Construction is programmed to commence in January 1995 and be completed by December 1996.

Codes and Standards

89. A range of Australian Standards, Commonwealth and Defence Manuals have been referred to. These include:

- . Building Code of Australia 1990
- . Army Facilities Cabling Manual 1993
- . Occupational Health and Safety in Commonwealth Government Employment, Code of Practice, 1977
- . Army Fire Manual, 1989
- . Services' Scales and Standards of Accommodation.

Local Impact

90. A number of submissions expressed concern that local industry would not be given the opportunity to be involved in the project.

91. Defence advised the Committee that it has a two-stage tendering process. It has five standard forms of contract for major works, namely, a traditional head contract, document and construct, design and construct, managing contractor and trade contractor. Some of these, particularly the managing contractor, are relatively new.

92. Although the role of managing contractor will probably be beyond the capacity of organisations based in Wagga Wagga, a large proportion of the work would be available to local building contractors. Each package or trade element will be awarded as the result of a competitive tendering process and local companies should be in a strong position to make competitive bids. It is estimated that during the busiest period, in excess of 100 people will be employed directly by the project. Since the public hearing the Riverina Branch of the Master Builders Association has advised the Committee that a meeting was held with representatives from Defence

and assurances were given that the construction manager for the project will not be tendering for construction works at Kapooka.

93. Defence advised the Committee that it proposes to organise a seminar in Wagga Wagga for the building industry to discuss forms of contract and tendering processes.

Committee's Conclusion and Recommendation

94. The Committee commends the Department of Defence on its willingness to liaise with members of the building industry concerning the proposed works at Kapooka.

95. The Committee recommends that the Department of Defence continues discussions with the building industry in Wagga Wagga and proceeds with its intention of conducting a seminar for the building industry to discuss forms of contract and tendering processes.

COST ESTIMATE

96. The estimated outturn cost of the proposed works is \$21.5m.

Committee's Recommendation

97. The Committee recommends the midlife upgrade of Blamey Barracks, Kapooka, NSW at an estimated cost of \$21.5m.


CONCLUSIONS AND RECOMMENDATIONS

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

	Paragraph
1. Present working and living conditions at Blamey Barracks are below standard, with the Rank and File and Recruit Kitchen not meeting building codes or occupational health and safety requirements.	38
2. Most of the buildings at Kapooka were constructed in the 1950s and 1960s and are now in need of refurbishment.	39
3. A need exists to provide suitable working and living conditions for recruits and staff stationed at Blamey Barracks, Kapooka.	40
4. The Committee compliments the Department of Defence on reticulated treated effluent from the sewage treatment facilities being used to irrigate the landscaped areas at Kapooka.	74
5. The Committee recommends that the Department of Defence continues to investigate the possibility of installing water saving devices where appropriate at Blamey Barracks, Kapooka.	81
6. The Committee commends the Department of Defence on its willingness to liaise with members of the building industry concerning the proposed works at Kapooka.	94
7. The Committee recommends that the Department of Defence continues discussions with the building industry in Wagga Wagga and proceeds with its intention of conducting a seminar for the building industry to discuss forms of contract and tendering processes.	95

8. The Committee recommends the midlife upgrade of Blamey Barracks, Kapooka, NSW at an estimated cost of \$21.5m.

97


Colin Hollis MP
Chair

7 November 1994

APPENDIX A

WITNESSES

BRASSIL, Councillor Patrick, Wagga Wagga City Council, Cnr Baylis and Morrow Streets, Wagga Wagga, NSW, 2650

BURTON, Mr Howard John, Managing Director, Burton Constructions Pty Ltd, 5 Banksia Place, Wagga Wagga, NSW, 2650

KIBBEY, Colonel David William, Commandant, 1st Recruit Training Battalion, Blamey Barracks, Kapooka, NSW, 2661

KIDSON, Councillor Mary, Wagga Wagga City Council, Cnr Baylis and Morrow Streets, Wagga Wagga, NSW, 2650

LYON, Mr Carey Hamilton, Consultant to Department of Defence, Perrott Lyon Mathieson Pty Ltd, Clendore, 20 Fitzroy Street, St Kilda, VIC, 3182

MAWSON, Lieutenant Colonel Ian Arthur, Deputy Commandant, 1st Recruit Training Battalion, Blamey Barracks, Kapooka, NSW, 2661

McCANN, Brigadier Raymond Leslie, Director General, Accommodation and Works - Army, CP3-2-15, Campbell Park Offices, Canberra, ACT, 2600

NASH, Mr Christopher William, Company Director, Nash Bros Constructions Pty Ltd, 27 Lake Albert Road, Wagga Wagga, NSW, 2650

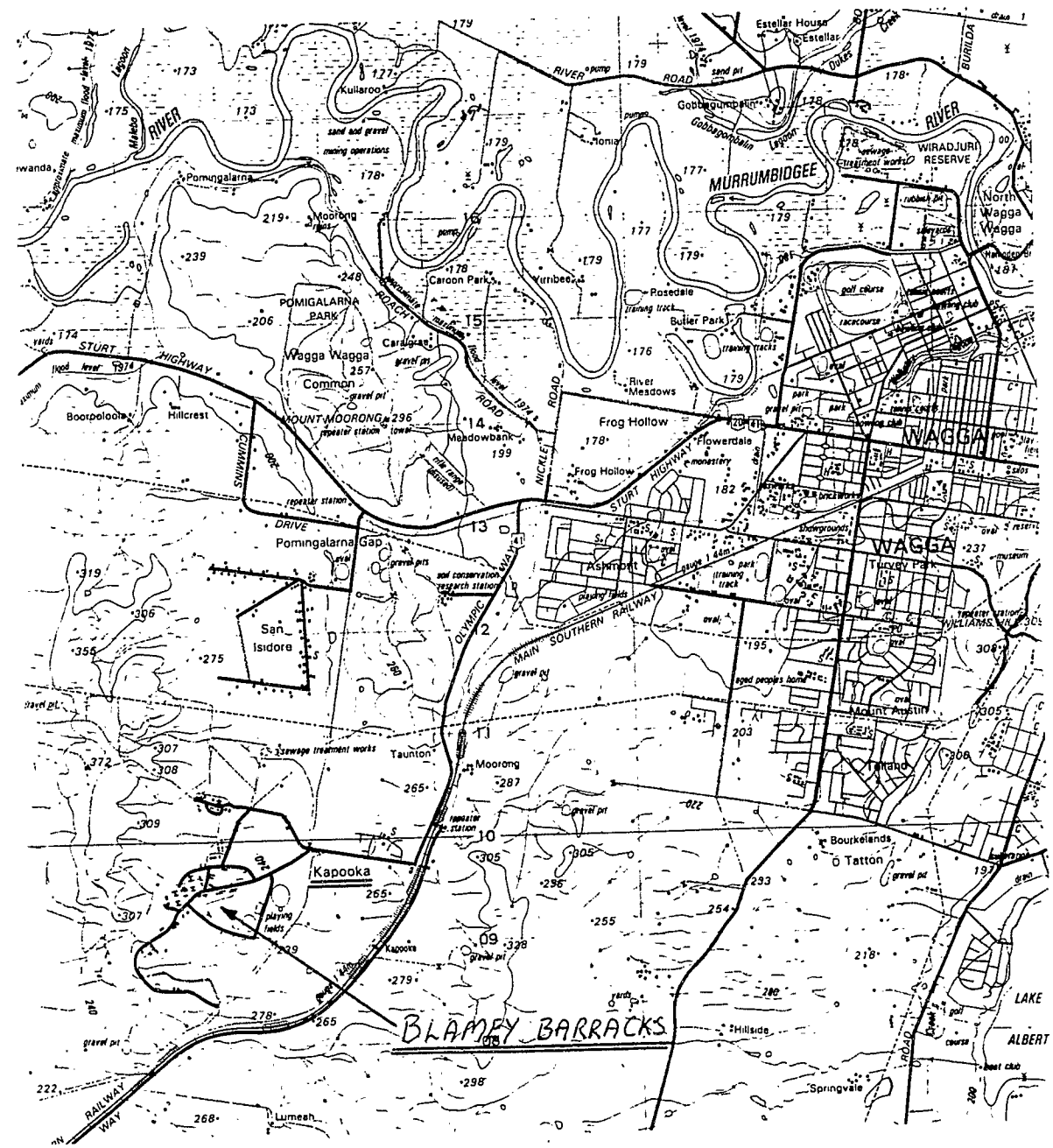
SOWRY, Lieutenant Colonel Brendan John Bolton, Project Director, Department of Defence, CP3-2-24, Campbell Park Offices, Canberra, ACT, 2600

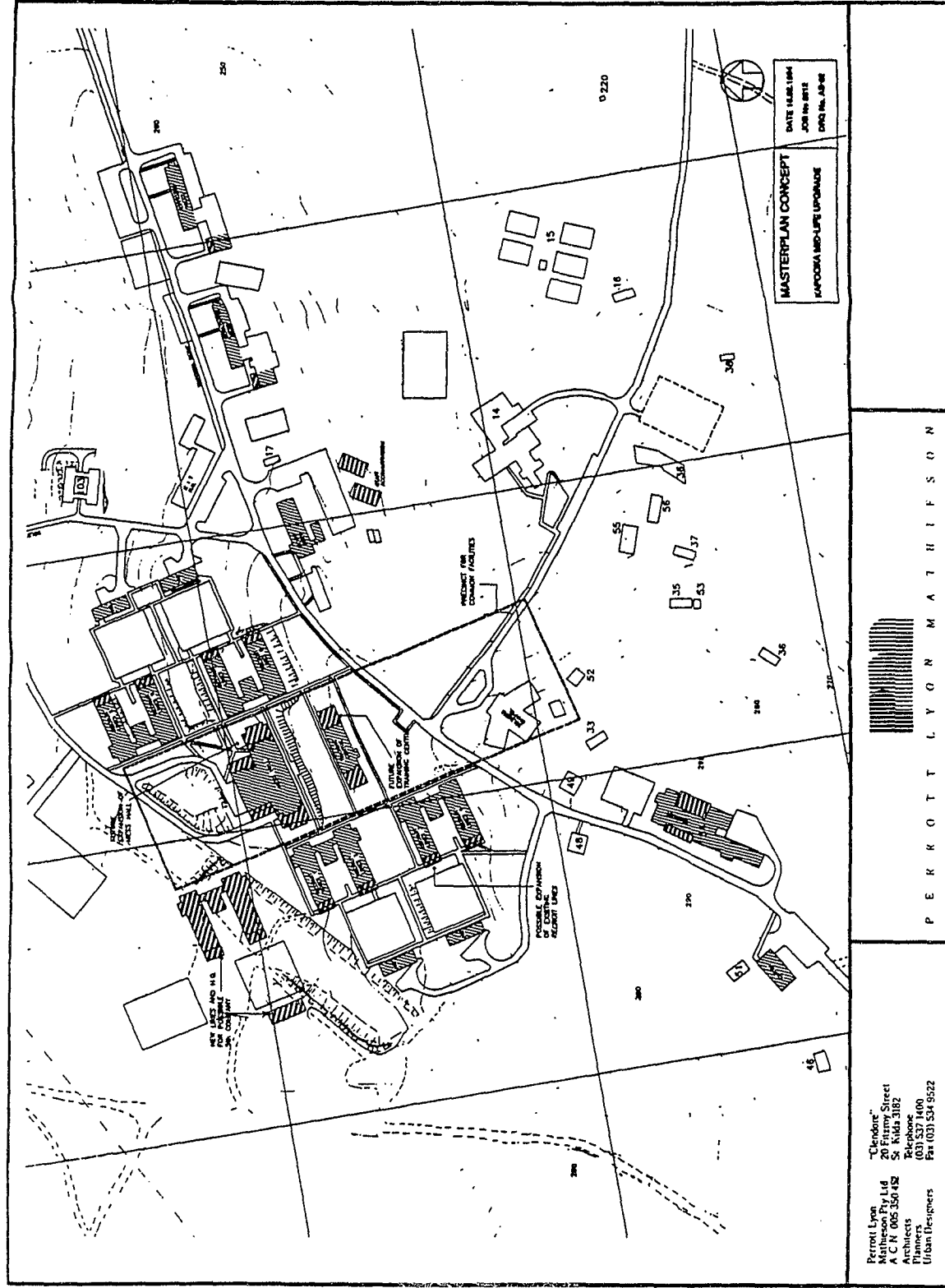
APPENDIX B

PROJECT DRAWINGS

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RT Lines - Ground Floor	B-3
Company HQ/Q Store - R&F Accommodation	B-4
Sergeants' Mess - Ground Floor	B-5
Officers' Mess - Ground Floor	B-6
Mess Hall - Ground Floor	B-7
Training Centre	B-8
Cinema	B-9
Canteen Building	B-10
Scope of Work Roads and Carparks	B-11
Site Electrical Services	B-12

LOCATION MAP



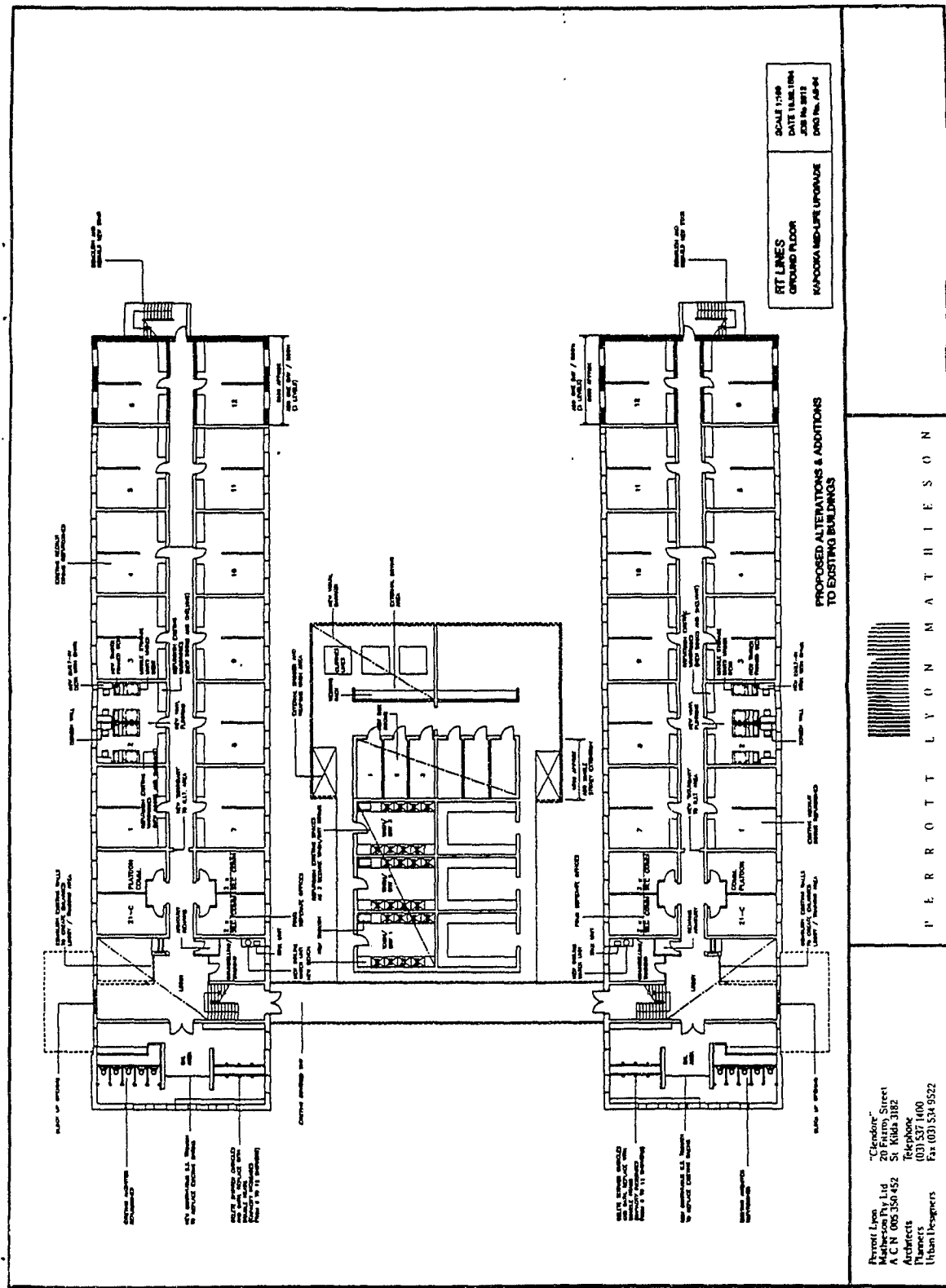


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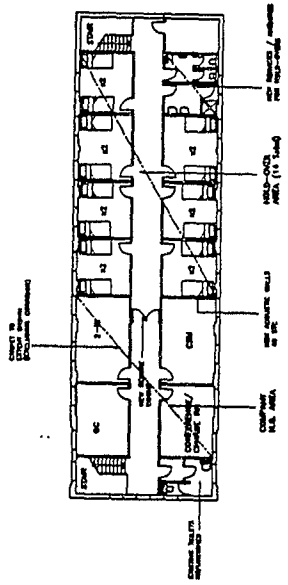
PROPOSED ALTERATIONS & ADDITIONS
 TO EXISTING BUILDINGS

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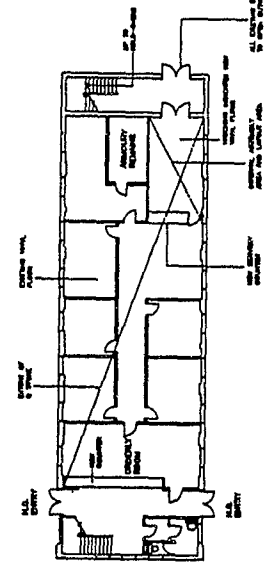
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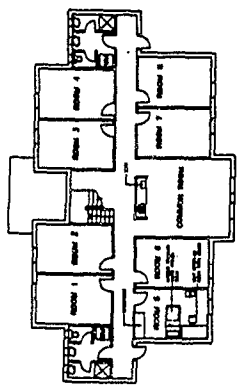


FIRST FLOOR

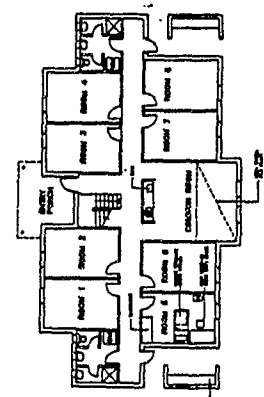


GROUND FLOOR
COMPANY HEADQUARTERS
OFFICE

PROPOSED REFURBISHMENT OF EXISTING BUILDING



FIRST FLOOR



GROUND FLOOR
R & F STAFF
ACCOMMODATION

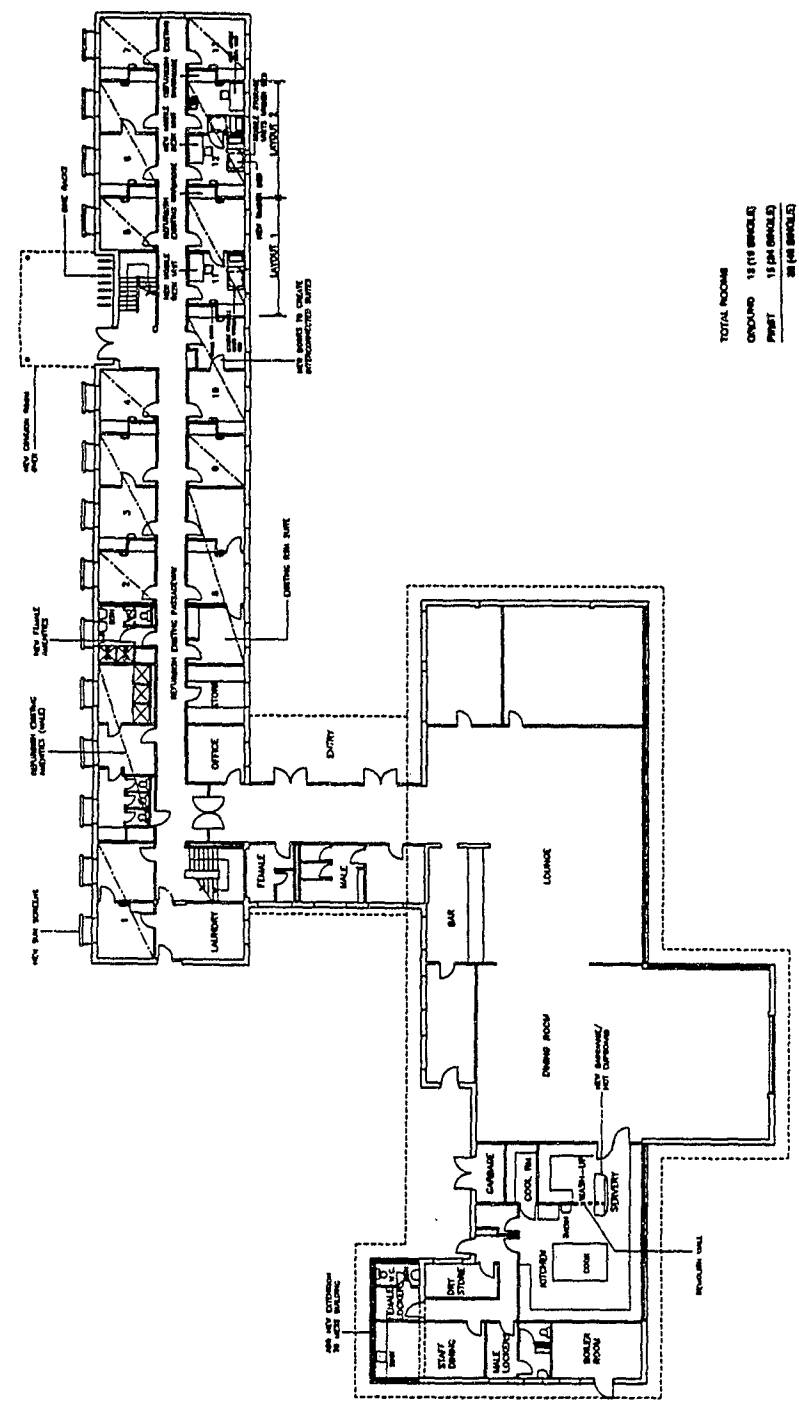
PROPOSED NEW BUILDINGS 2 No. OF

SCALE 1:100
DATE 14.06.1994
JOB No 9812
DND No. 45-47
COMPANY HEADQUARTERS
OFFICE
R & F STAFF
ACCOMMODATION
RAPOOKA MED-LIFE UPGRADE

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TOTAL ROOMS
GROUND 15 (18 SINGLE)
FIRST 15 (14 SINGLE)
18 (18 SINGLE)

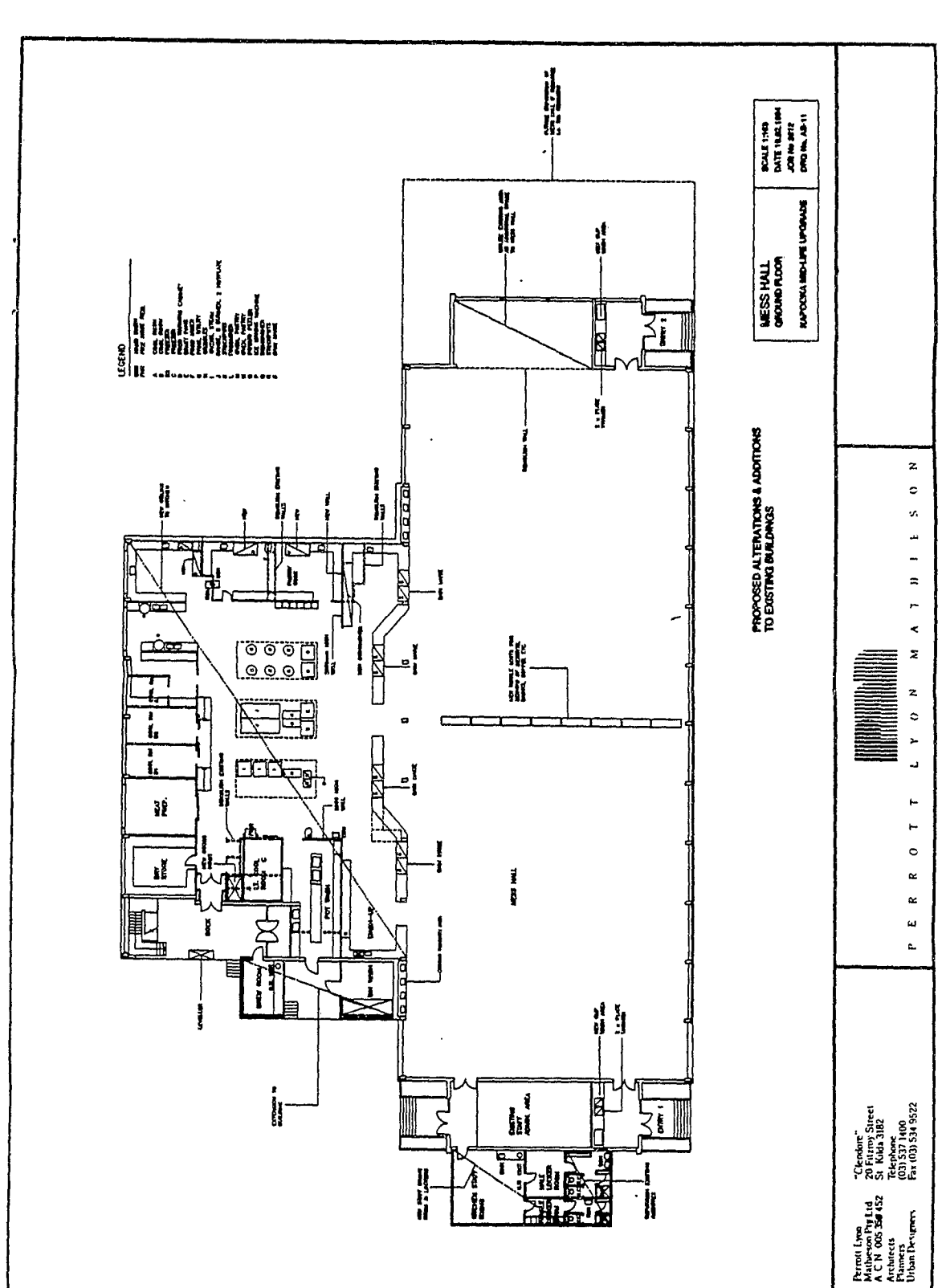
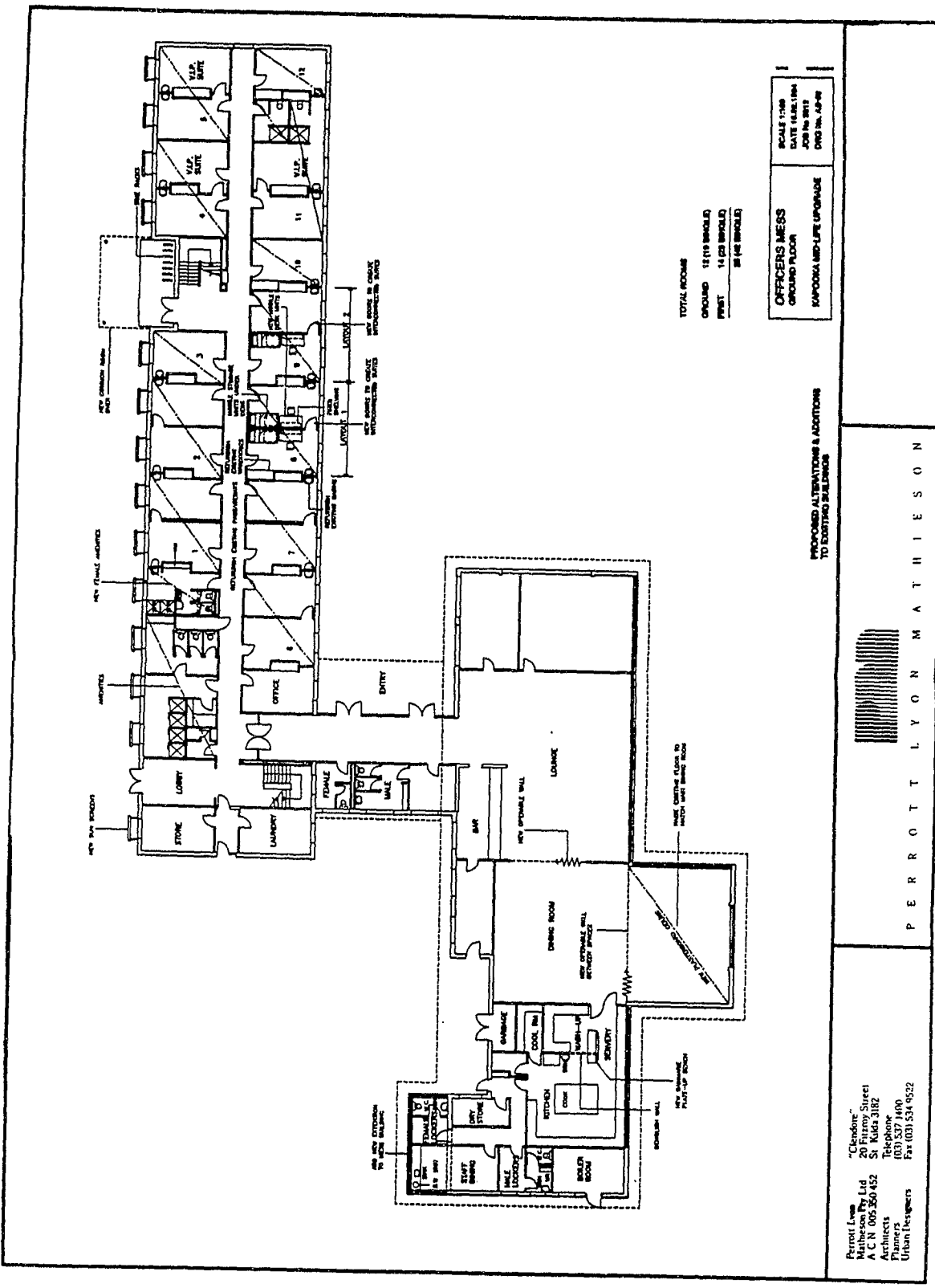
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JOB No 9812
DND No. 45-47
SERGEANTS MESS
GROUND FLOOR
RAPOOKA MED-LIFE UPGRADE

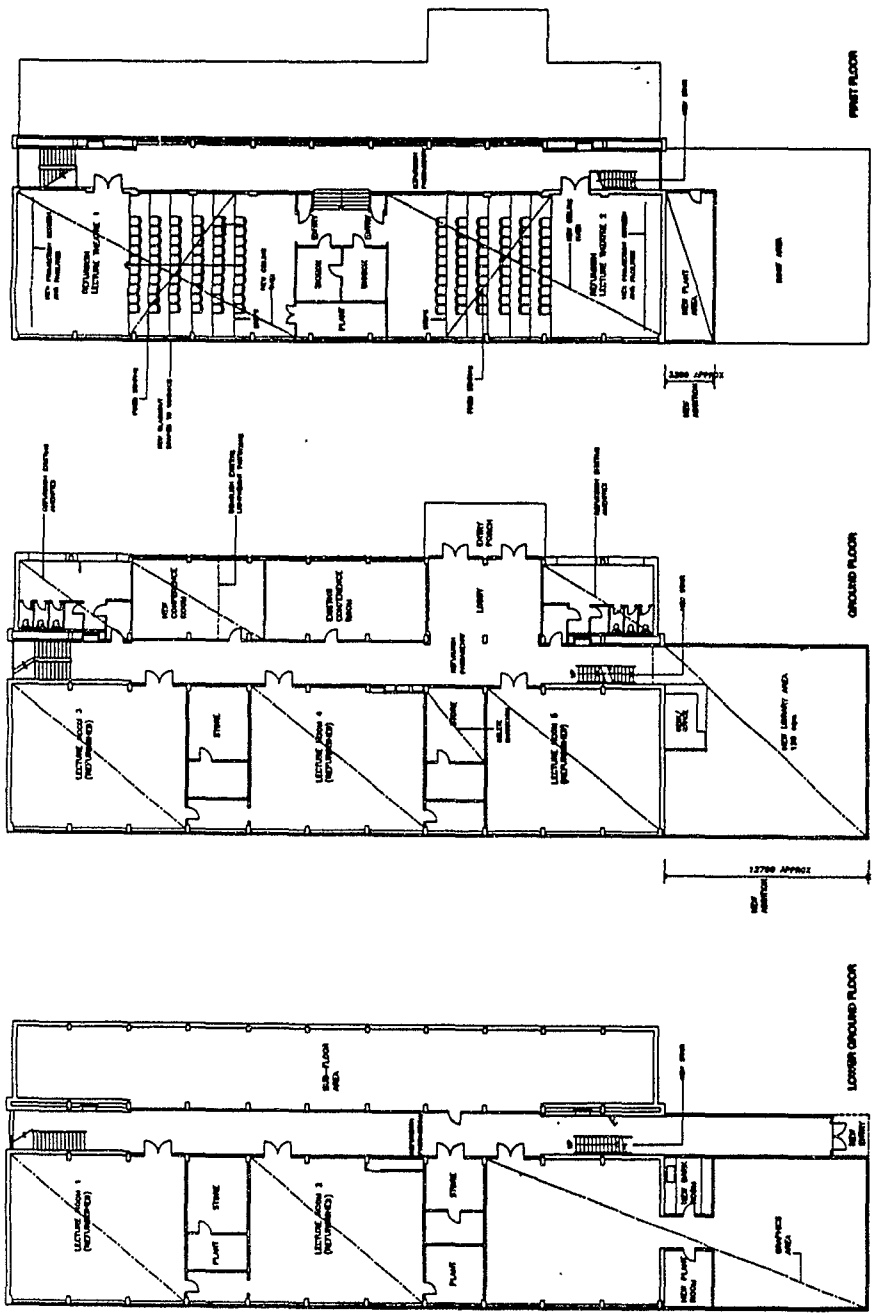
PROPOSED ALTERATIONS & ADDITIONS
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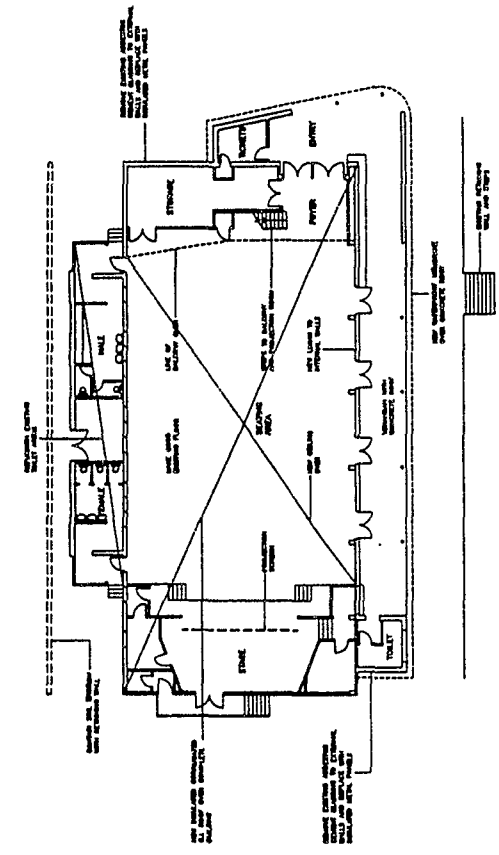
TRAINING CENTRE
 KAPOKOA MED-LIFE UPGRADE
 SCALE 1:100
 DATE 16.06.1994
 JOB No. 8712
 DPO No. AD-11

**PROPOSED ALTERATIONS & ADDITIONS
 TO EXISTING BUILDINGS**



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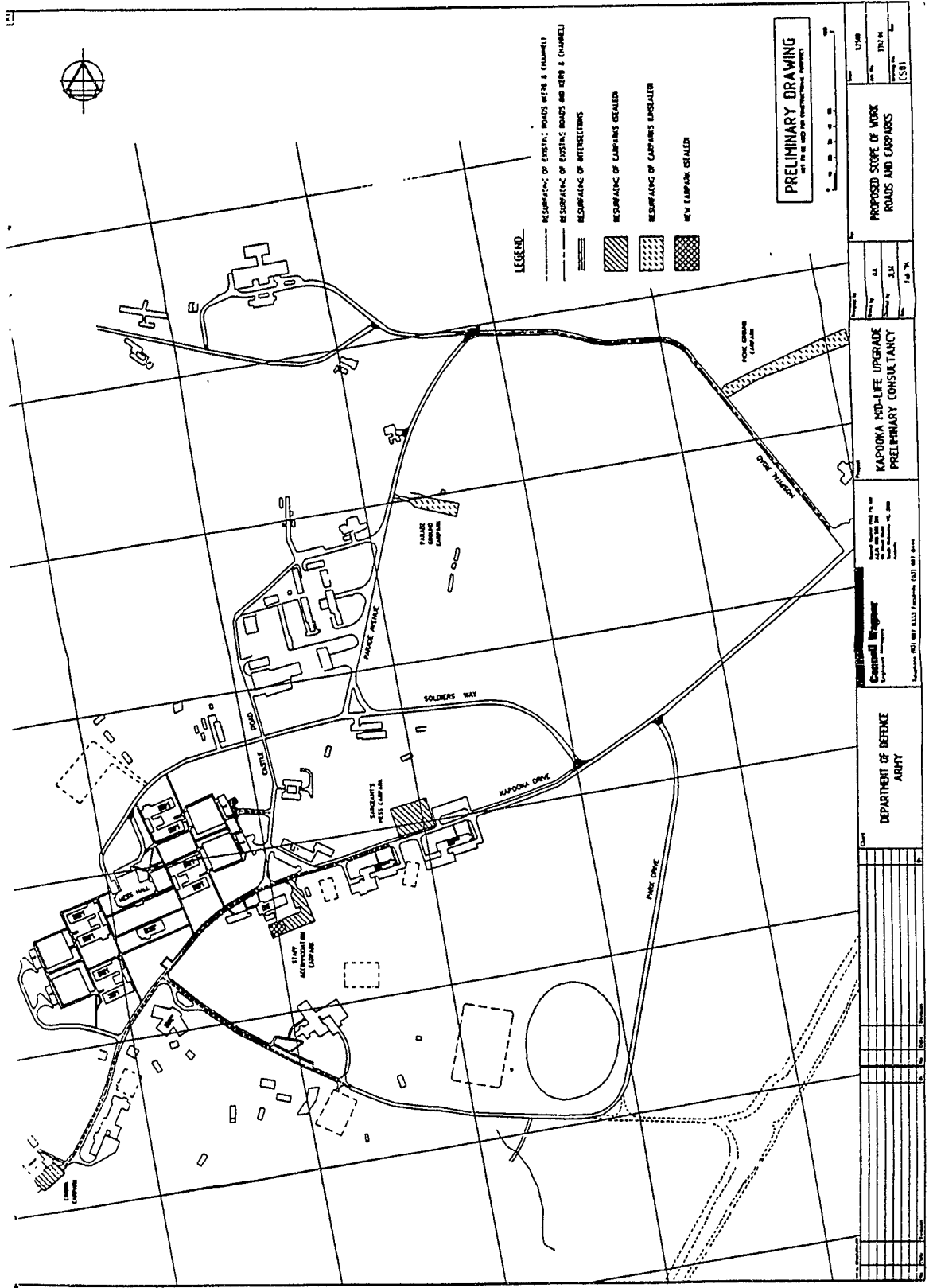
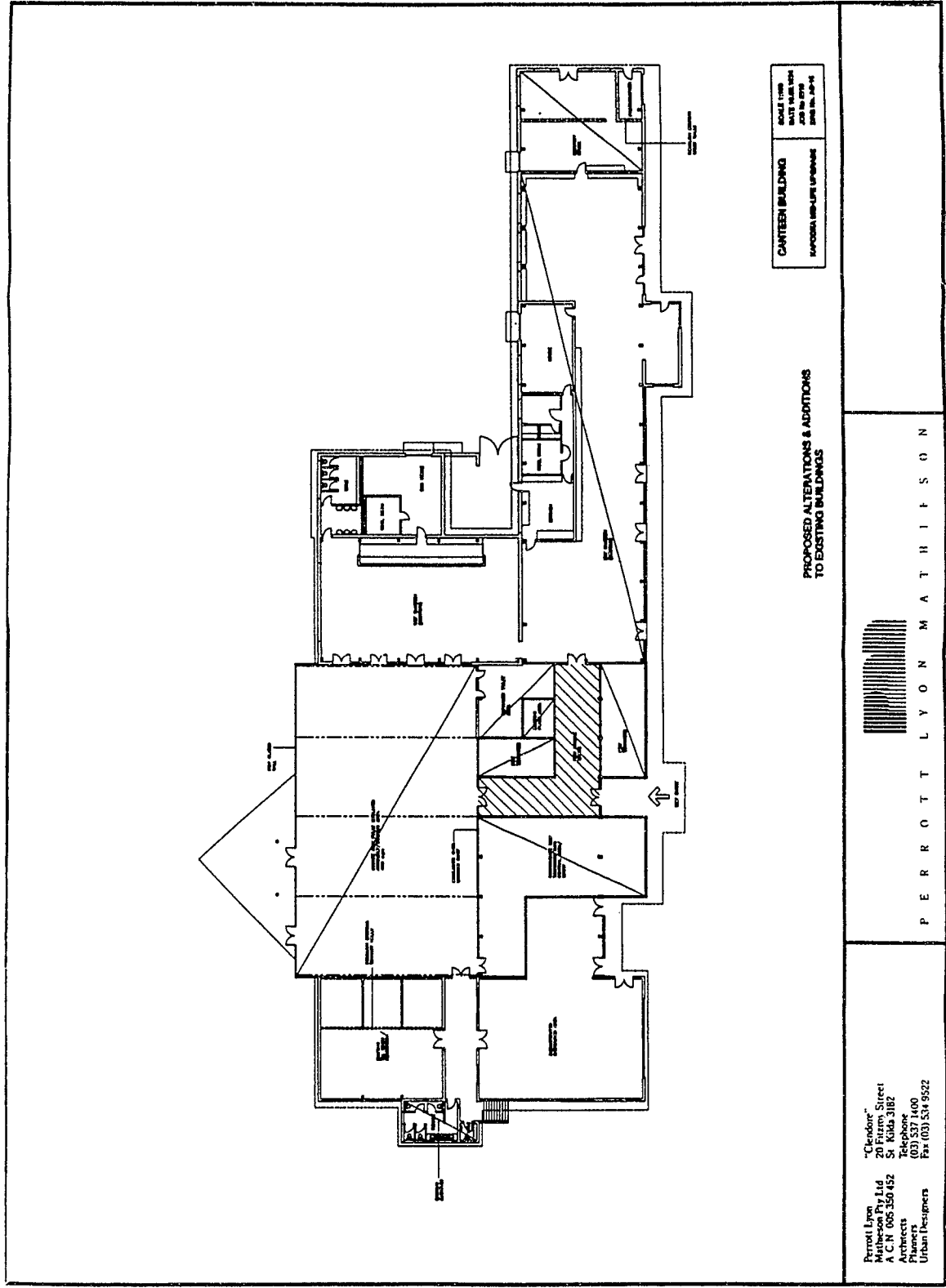
CINEMA
 KAPOKOA MED-LIFE UPGRADE
 SCALE 1:100
 DATE 16.06.1994
 JOB No. 8712
 DPO No. AD-11

**PROPOSED REQUIRMENT
 OF EXISTING BUILDING**



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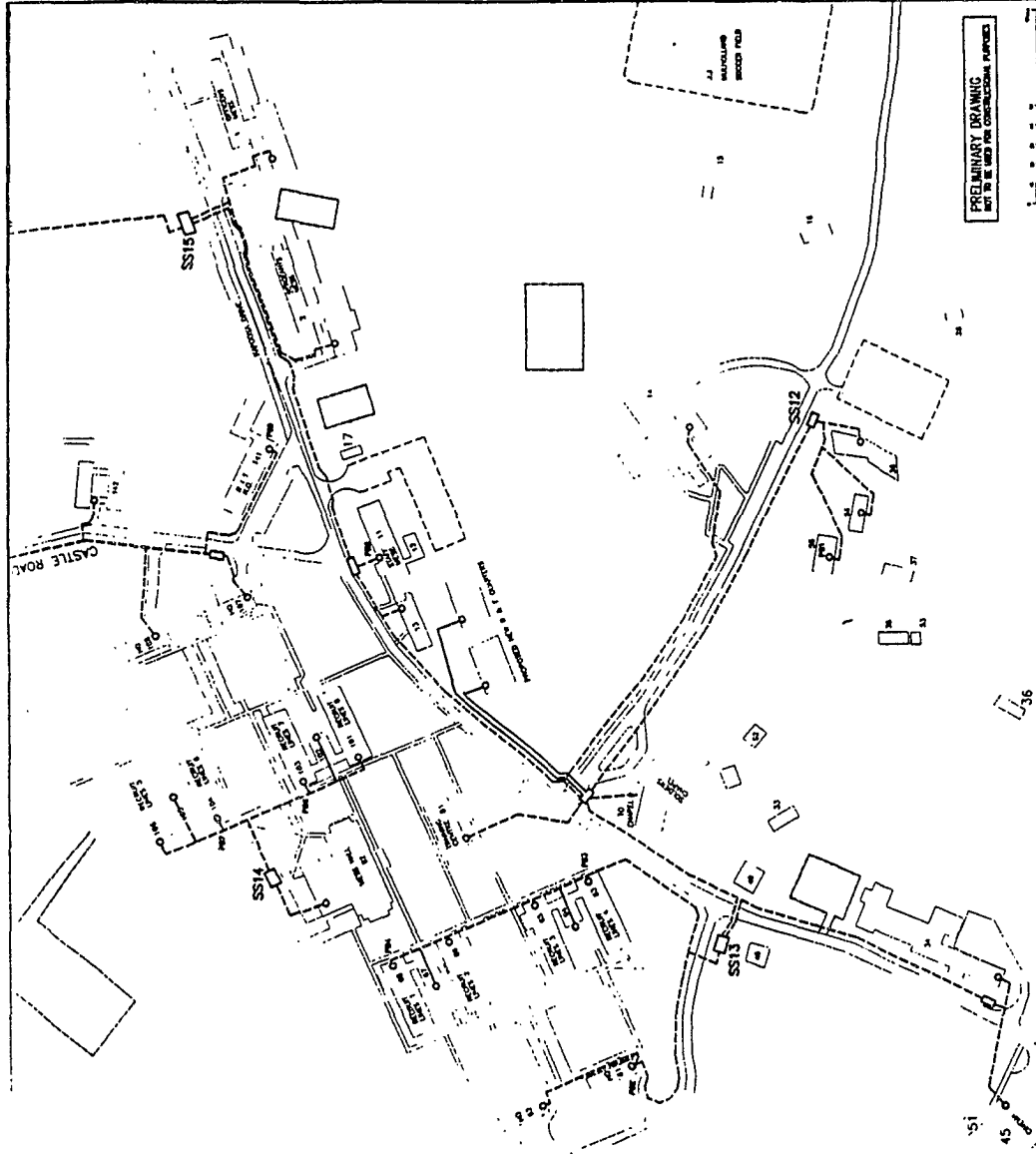


POWER DISTRIBUTION TABLE

BUILDING	PB No	RATINGS	UPGRADED
1		70A-30A	100A-30A
2		70A-30A	100A-30A
3			
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LEGEND

- EXISTING SITE POWER RETAILER/CABLE
- NEW SITE POWER RETAILER/CABLE



PRELIMINARY DRAINING
NOT TO BE USED FOR CONSTRUCTION PURPOSES

EXISTING & PROPOSED
SERVICES FOR SITE
ELECTRICAL SERVICES
ES01

KAPOOKA MID-LIFE UPGRADE
PRELIMINARY CONSULTANT

Cambridge Waggoner
Project Manager

DEPARTMENT OF DEFENCE
ARMY