



Parliamentary Standing Committee on Public Works

REPORT

relating to the proposed

DEPARTMENT OF THE SENATE	
PAPER No.	6059
DATE	
PRESENTED	26 FEB 1997
<i>Mary Evans</i>	

DEVELOPMENT OF FACILITIES FOR THE ARMY LOGISTICS TRAINING CENTRE AND THE BANDIANA LOGISTICS GROUP AT BANDIANA AND BONEGILLA, VIC

(Third Report of 1997)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA
1997

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

Report relating

to the proposed

**Development of facilities for the
Army Logistics Training Centre and
the Bandiana Logistics Group at
Bandiana and Bonegilla, Vic.**

(Third Report of 1997)

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MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

(Thirty-Second Committee)

Mr Neil Andrew MP (Chairman)
Mr Colin Hollis MP (Vice-Chairman)

Senate

Senator Paul Calvert
Senator Alan Ferguson
Senator Shayne Murphy

House of Representatives

Mr Richard Evans MP
Mr John Forrest MP
Mr Ted Grace MP
Mr Michael Hatton MP*

* Replaced The Hon Michael Lee MP on 26 June 1996

Committee Secretary: Bjarne Nordin

Inquiry Secretary: Michael Fetter

Secretarial Support: Lynette Sebo

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

No. 34 dated Thursday 19 September 1996

**PUBLIC WORKS — PARLIAMENTARY STANDING COMMITTEE —
REFERENCE OF WORK — DEVELOPMENT FACILITIES FOR
THE ARMY LOGISTICS TRAINING CENTRE AND THE
BANDIANA LOGISTICS GROUP AT BANDIANA AND
BONEGILLA, VIC.**

Mr Jull (Minister for Administrative Services), pursuant to notice, moved — That, in accordance with the provisions of the *Public Works Committee Act 1969*, the following proposed works be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Development of facilities for the Army Logistics Training Centre and the Bandiana Logistics Group at Bandiana and Bonegilla, Vic.

Question — put and passed.

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

Development of facilities for the Army Logistics Training Centre and the Bandiana Logistics Group at Bandiana and Bonegilla, Victoria

On 19 September 1996, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for consideration and report the proposed development of facilities for the Army Logistics Training Centre and the Bandiana Logistics Group at Bandiana and Bonegilla, Victoria.

THE REFERENCE

1. The proposal referred to the Committee involves the provision of office accommodation, trade training and structural facilities, weapons storage and repair and upgraded engineering services.
2. When referred to the Committee, the estimated out-turn cost of the proposed works was \$16.081 million.

THE COMMITTEE'S INVESTIGATION

3. The Committee received a written submission from the Department of Defence and took evidence from Defence officials at a public hearing held at Bandiana on 26 November 1996.
4. Written submissions were received from the following organisations:
 - Development Albury-Wodonga 2000;
 - Wodonga Institute of TAFE;
 - Commonwealth Fire Board; and
 - Riverina Institute of TAFE.
5. Prior to the public hearing, the Committee inspected facilities at Bandiana and Bonegilla occupied by the Army Logistics Training Centre and the Bandiana Logistics Group.
6. A list of witnesses who appeared at the public hearing is at APPENDIX A. The Committee's proceedings will be printed as Minutes of Evidence.

BACKGROUND

7. Bandiana is located in Victoria about four kilometres south east of Wodonga and is divided into three geographical areas (North, South and East Bandiana) separated by the Murray Valley Highway and the railway spur line.

8. Bonegilla is located on the Hume Weir in Victoria, 13 kilometres east of Wodonga along the Murray Valley Highway.

9. The Australian Army has maintained a presence in the Albury/Wodonga Military Area (AWMA) since 1939, although much earlier, in 1927, an ammunition depot was established at Wirlinga.

Previous Reports

10. In recent years, the Committee has examined two major Defence proposals in the AWMA. In 1978, the Committee examined and reported on the proposed development of Army Site Stage 1, at Bonegilla (*Committee's Sixth Report of 1978 - Parliamentary Paper 386/1978*). This proposal, estimated to cost \$29.5 million (July 1978 prices), involved the construction of new permanent living, working and recreational facilities to accommodate the Army Apprentices' School and a number of smaller training establishments.

11. In 1989, the Committee inquired into and recommended the construction of Stage 1 of a major redevelopment of the Army logistics and training complex at Bandiana (*Committee's Seventh Report of 1989 - Parliamentary Paper 156/1989*). The redevelopment, estimated to cost \$68 million, involved the following elements:

- construction of new accommodation for all ranks and the refurbishment of existing sub-standard facilities;
- refurbishment of existing administrative offices and the construction of new headquarters and office buildings for several local Army units;
- replacement, refurbishment and construction of new training, warehouse and storage facilities;
- construction of new Officers and Senior Non-Commissioned Officers' (SNCO) messes; and
- upgrading of existing engineering services and roads.

12. The Committee's report concluded that due to the obvious poor condition of existing facilities, particularly accommodation, there was a fundamental need to undertake the major redevelopment. The Committee's report also foreshadowed a further stage in the development and modernisation of facilities upon completion of Stage 1.

Organisational Changes

13. Since the development of Stage 1, there has been significant change to the make-up of units within the AWMA.

14. In 1990, the Bandiana Logistics Group (BLG) was formed from 4 Base Workshop Battalion, 31 Supply Battalion and the Albury Transport Unit.

15. In 1991, under the Defence Regional Support Review (DRSR), the District Support Unit (DSU) became a Base Administrative Support Centre (BASC). The uncertainty of the final organisation and its location led to the proposal for the construction of new facilities for the DSU/BASC being placed on hold and other approved items being given a higher priority.

16. In July 1995, the BASC was subsumed into the BLG although many of the administrative support elements of the organisation physically remain in the old buildings, constructed during the Second World War and previously identified as being inadequate. These elements are remote from the BLG Headquarters in East Bandiana. The role of the BLG is to provide Base Logistics and Administrative Support to nominated units. The BLG was formed by the amalgamation of the logistics units within Bandiana and now incorporates all logistics units under one command within the Bandiana/Bonegilla area.

17. The BLG employs 1100 people, of which 60 per cent are civilians employed from the local region.

Rationalisation of Logistics Training

18. Major rationalisation of logistics training is taking place in the AWMA. On 1 December 1995, a new organisation known as the Army Logistics Training Centre (ALTC) was formed by an amalgamation of the six major logistics training institutions in the Australian Army. These schools included the:

- Army College of TAFE (formerly the Army Apprentices' School) at Bonegilla;

- Royal Australian Army Ordnance Corps (RAAOC) Centre; and the Royal Australian Electrical and Mechanical Engineers Corps (RAEME) Training Centre (RTC) at Bandiana;
- Army School of Transport and the Army Catering Centre at Puckapunyal; and
- School of Army Health at Portsea.

19. A further significant change has been the conclusion of the Army Apprenticeship Scheme and its replacement by the Army Trade and Technician Scheme. The impact of this change is that there no longer needs to be a separation between the training of junior soldiers at Bonegilla and regular mature-age soldiers at Bandiana. Given that there is similarity in training subject matter, although at a different level, there is now scope to consider the amalgamation of similar training into the one location either at Bonegilla or Bandiana.

20. The Committee questioned Defence about the background to the abandonment of the Army Apprentice Training Scheme. Defence advised that when the decision was made, the Army found that the Scheme was no longer meeting requirements. The Scheme recruited from Year 10, while better students were proceeding to Year 12. Defence believes the current system provides a more flexible approach to recruiting. Civilians can be recruited as potential tradesmen, or they can be recruited from within the Army. Another advantage is that the need to run parallel training schemes is now not required. Individuals who entered the former apprenticeship scheme were not mature soldiers and were administered under a manpower intensive system.

Army Logistics Training Centre

21. The ALTC consists of a headquarters group and four training wings and is located in three main areas: Bandiana/Bonegilla; Puckapunyal; and Portsea.

22. With a staff of 942 personnel, the unit has an annual student throughput of 5700 trainees attending 300 courses. On average, there are 450 personnel attending courses at Bandiana/Bonegilla at any one time. About 300 students are in the 14 month training scheme.

23. The role of the ALTC is to conduct training for Officers, Senior Non-commissioned Officers and Soldiers in all aspects of logistics management and the provision of logistics services to the Australian Army.

24. The ALTC conducts training in accordance with the Army's requirements in the most effective and efficient manner. Training conducted ranges from initial trade and employment training to Non-commissioned Officers (NCO) and officer level courses. The types of courses offered include trade training, integrated logistics training, career and promotional training and equipment training.

25. Students are drawn primarily from the Australian Army. Personnel from other Australian Services often attend selected courses. Overseas personnel can also undertake selected courses. Such students come from Papua New Guinea, Malaysia, Fiji, Brunei and New Zealand.

26. Instructional staff consist of experienced and well qualified personnel from the military and the Australian Public Service. Further instructional depth is provided by 43 on-site instructors from the Wodonga Institute of TAFE. Accreditation of selected courses and modules is provided through this partnership with the Wodonga Institute of TAFE.

THE NEED

Basis of Need

27. The need for additional work to be undertaken at Bandiana and Bonegilla stems from a number of factors, including that:

- training facilities at North Bandiana are dated and do not allow for modern training methods - some are in a poor state of repair and require significant maintenance. The facilities are beyond their economic life and are overdue for replacement;
- a more efficient use of training resources, thereby providing longer term benefits to the Army, would be to relocate these training activities to Bonegilla, amalgamating them with similar Army TAFE facilities. Defence believes this course of action would result in significant staff efficiencies;
- during the development of Stage 1, administrative facilities were identified as being deficient. Organisational changes have not varied the need for administrative facilities, comprising substandard buildings which are inappropriately located in respect of functional relationships;
- the existing weapons storage and repair facility for BLG has been declared unsuitable by Defence security; it does not conform with

the requirements of the Defence security manual. It is located in a warehouse constructed during the Second World War; and

- sections of fire security and engineering services are inadequate and need to be upgraded.

Training Resources

28. Studies undertaken by Defence have revealed that the condition and location of existing facilities would not enable the ALTC to achieve the rationalisation of teaching resources which the amalgamation intended. Given this, Defence believes that there is a need to rationalise the location of facilities for training, requiring the refurbishment of some facilities and the construction of new ones.

Options Considered

29. A number of options aimed at achieving this rationalisation were considered by Defence. These were to:

- move the Vehicle and Armament Wings from North Bandiana to Bonegilla into similar existing trade wings, as part of the Army TAFE;
- keep the two wings at Bandiana and either refurbish existing facilities or undertake new construction; or
- relocate all technical trades from Bonegilla to North Bandiana into refurbished and new facilities. Electrical and electronic training facilities could also be rationalised to one location.

30. Defence advised the Committee that economic analysis confirmed that the best option would be to:

- concentrate armaments and vehicle trades at Bonegilla; and
- concentrate electrical and electronic trades at North Bandiana.

31. Defence advised the Committee that this option will make optimum use of existing good quality facilities and result in staff efficiencies.

Outline of Requirement

32. Defence advised the Committee that in broad terms there is a need to undertake the following works at Bandiana and Bonegilla. They are listed according to their functions and location:

Administrative

- extension of BLG Headquarters - East Bandiana
- construction of a One Stop Shop - North Bandiana
- rebuilding of Communications Centre - South Bandiana
- construction of Military Police (MP) Facility and Duty Room - South Bandiana
- refurbishment of Senior NCO Mess - North Bandiana
- upgrading of Quartermaster Store - North Bandiana
- transport Office - South Bandiana
- construction of Weapons Store and Repair Facility - East Bandiana

Training

- modify existing facilities for Headquarters Army Logistics Training Centre - South Bandiana
- relocate Vehicle Wing (from North Bandiana) - Bonegilla
- relocate Armaments Wing (from North Bandiana) - Bonegilla
- relocate Administrative Support Wing - Bonegilla
- extend Electrical Wing - North Bandiana¹

Area

- complete Area Fire Services - East Bandiana
- complete Perimeter Lighting - East Bandiana
- engineering Services - Bandiana Area

¹ To incorporate Army TAFE Radio Trades Wing (RTW) and Electrical Trades Wing (ETW) from Bonegilla

BLG Headquarters Extension

33. BLG Headquarters has expanded as the various force structure changes have impacted on the organisation. Facilities deficiencies are currently restricting the rationalisation of the Headquarters into functional groupings. Additional working accommodation is required for the Headquarters in the East Bandiana area to enable it to function effectively in accordance with its new role.

One Stop Shop

34. BLG is now responsible for the personnel and domestic functions that were previously carried out by the BASC. Works associated with these functions were identified in Stage 1 of the project but were not carried out because of impending organisational change at that time. The functions remain and need to be consolidated into a facility that is known elsewhere in the Australian Defence Force (ADF) as a One Stop Shop. The One Stop Shop provides a range of support services to ADF members and their dependents. The services include legal, financial, housing and movement services, provided by ADF staff and property services, provided by the Defence Housing Authority.

35. The Committee asked Defence if the concept of a One Stop Shop had been successfully implemented at other Army establishments. Defence advised that the concept has been well proven. Such a facility was constructed at Enoggera (Queensland) in 1995. At other centres, local commanders, using funds from minor works, have achieved the function in other ways. The concept, in various forms, is established nationally.

Communications Centre

36. The Communications Centre is in need of significant refurbishment and upgrading. It is presently located in South Bandiana in sub-standard facilities, which do not meet physical security requirements.

37. The Committee questioned the adequacy of the existing communications infrastructure. The Communications Centre is a node of the Defence Communications Network. Defence advised that currently, the communications infrastructure serving the area is based on cables for voice communications. A fibre optic cable has been provided to carry data. The cable has the potential to carry voice traffic, but requires more investment for this to be achieved.

Military Police

38. The existing MP facility is accommodated in substandard facilities constructed during the Second World War. It is poorly located on a bend of the busy Murray Valley Highway.

39. The Committee asked Defence to explain the functions and responsibilities of the Military Police and if these overlap with civilian police. The MP establishment attends the jurisdiction of the AWMA and is not involved in matters of civilian law. The establishment conducts investigations into incidents which occur in the Defence area, provides advice on physical security and actively patrols the area.

Senior Non-Commissioned Officers' Mess

40. Stage 1 provided a new Officers/SNCO Mess in South Bandiana, which enabled two kitchens to be combined and two old high maintenance buildings to be demolished. Further catering rationalisation is required.

Quartermaster Store

41. The Quartermaster Store in North Bandiana is generally in reasonable condition, except for office space and a lack of functionality.

Weapons Storage

42. The existing weapons storage and repair facility is a warehouse, constructed during the Second World War, that does not meet the security requirements for weapons storage.

ALTC Headquarters

43. The ALTC Headquarters subsumes the three separate logistics training schools in the AWMA. The former RAAOC Centre Headquarters in South Bandiana is the most suitable location for the new ALTC Headquarters. The building requires extensive modifications to rectify recurrent problems with the leaking roof and removal of asbestos cladding. Modern data and communications infrastructure are also required.

Vehicle Technology Wing

44. The Vehicle Wing at the former RAEME Training Centre (RTC) is housed in a building that is in a very poor state of repair. It was constructed during the Second World War and has rudimentary office space, classrooms, ablution facilities and open floor space where students work on vehicles. All require upgrading to provide a suitable environment for the training of vehicle mechanics.

Armaments Wing

45. The Armaments Wing, at the former RTC, is also housed in a building constructed during the Second World War. It has a very poor standard of amenity. The building requires refurbishing to provide a suitable standard of

classroom, office space and ablutions. While the building itself is sound and the floor area is in reasonable condition, work similar to that described for the Vehicle Wing is required.

Fire Services

46. Fire services were upgraded in many buildings during Stage 1 but deficiencies still exist. Outstanding work includes the duplication of the fire ring main and the provision of a backup water storage tank in East Bandiana and general upgrading in North and South Bandiana.

Engineering Services

47. Engineering Services have been upgraded progressively as part of Stage 1. There remains, nevertheless, a requirement to upgrade water reticulation mains, sewerage lines and stormwater drainage in both Bandiana and Bonegilla. Also required are road upgrades to reflect the predicted increased heavy vehicle traffic, relocated car parking facilities and electrical upgrades. As well, there is a need to integrate the fire monitoring system and to provide electrical energy conservation systems throughout Bandiana. For some buildings, an extension to the existing data cabling system will be required.

Committee's Conclusions

48. There is a need to:

- upgrade several administrative facilities for the Bandiana Logistics Group (BLG);
- rationalise training facilities to support the creation of the Army Logistics Training Centre (ALTC);
- rationalise messing in North Bandiana; and
- further upgrade engineering services.

THE PROPOSAL

Outline - Scope of the Work

49. The scope of the proposed work includes the adaptive reuse of seven existing buildings, the construction of extensions to four buildings and the construction of three new buildings. By location, the proposed work is as follows:

North Bandiana

- One Stop Shop - refurbishment of North Bandiana Officers' Mess
- Electronic/Electrical Wing - additional classrooms to existing facility
- Refurbish Senior Non-commissioned Officers' Mess - minor internal work
- Upgrade Quartermaster Store - minor internal work and mechanical plant upgrade

South Bandiana

- Headquarters ALTC - refurbishment of the former RAAOC Headquarters building
- Military Police/Communications Centre - refurbishment of transport building
- Duty Room
- Transport Office - new transport office for Commercial Support Program Operator

East Bandiana

- BLG Headquarters - additional administrative offices to existing Headquarters building
- Weapons Storage and Repair - new construction
- Fire Storage Tank - duplication of fire water storage and fire ring main
- Perimeter Lighting - extension of security lighting system

Bonegilla

- Vehicle Wing - new construction to relocate vehicle wing from North Bandiana
- Armaments Wing - extension to Metal Trades Building to relocate Armaments Wing from North Bandiana

- Administrative Support Wing - relocate ASW into 1st floor of building 109 at Bonegilla

Engineering Services

- Sewerage System - rationalise the treatment system for disposal or recycling
- Water Supply - replace some mains and rationalise cross connections
- Electrical - energy conservation and monitoring system to existing and new facilities
- Communications - the existing fibre optic cabling system will be extended to service the new and extended facilities
- Fire System - extension and integration of area fire detection systems in North and South Bandiana.

Bandiana Logistics Group Extension

50. The scope of the proposed work involves extensions to the existing Headquarters building, extensions to Building 451 for a technical library and refurbishment of the old paint shop as a research and development workshop.

One Stop Shop

51. The preferred location is in North Bandiana. There is scope for the facility to be housed in the existing North Bandiana Officers' Mess, which is now surplus to requirements. Defence advised that economic analysis supports the adaptive reuse of the building in preference to new construction.

52. The location takes into account functionality and accessibility for users - predominantly dependents of Service personnel. The site selected offers a centralised location, with good access from the Murray Valley Highway and has adequate separation from training and work areas. The site is adjacent to the Post Office, Neighbourhood Centre and Gymnasium.

Communications Centre

53. The Communications Centre will be located in Building 464. Work to be undertaken will involve modifications to the current clothing store and the provision of double brick internal walls and reinforced ceiling to meet security requirements. The current communications building will then be demolished.

Military Police

54. It is proposed to relocate the Military Police section into a refurbished building at South Bandiana. The area duty room will be included in this facility. As well, the area co-ordination section and the communications centre will also be located in the building. As a result, all 24 hour activities will be located together. The current Military Police facility will be demolished.

Senior Non-Commissioned Officers' Mess

55. It is proposed to convert the SNCO mess in North Bandiana for use as a day facility, with limited catering capability for officers and SNCO working there. Both the Officers' and SNCO messes in North Bandiana will then cease to function as messes. The Officers' mess will be adapted to other uses.

Quartermaster Store

56. The Quartermaster Store will be refurbished and will become a central quartermaster and clothing store for all units in the AWMA. This will obviate the need to construct separate stores for individual units and will lead to savings under the commercial support program.

Weapons Storage and Repair

57. It is proposed to construct a purpose designed store with an adjoining workshop in the East Bandiana secure area. The site selected is adjacent to the main repair facility and distribution centre and offers space for expansion and easy access to customers. Additional protection will be provided by the installation of an electronic security system. The building will be constructed from pre-cast concrete panels with a reinforced ceiling. The architecture will match the surrounding buildings.

ALTC Headquarters

58. The former RAAOC Centre Headquarters in South Bandiana is the most suitable location for the new ALTC Headquarters. Defence advised that in selecting the proposed site, consideration was given to the future centre of gravity of training facilities. Defence expects that future training developments will occur in South Bandiana, with North Bandiana being used for support and logistics functions. Master planning will give effect to this gradual shift in emphasis.

59. The building will be extensively modified to rectify problems with the leaking roof. Asbestos cladding will be removed and modern data and communications infrastructure will be provided.

Vehicle Technology Wing

60. The new facility will be sited adjacent to the previous Quartermaster store, close to the existing Motor Vehicle Wing. This location will enable adaptive reuse of the quartermaster building for offices and amenities.

Armaments Wing

61. It is proposed to amalgamate the Armaments Wing with the Metal Trades Wing of the former Army TAFE at Bonegilla. This amalgamation will maximise the use of existing facilities at Bonegilla. The proposal is to provide a Gun Training area by raising a section of roof on the existing building and constructing an extension to link the two buildings.

Administrative Support Wing

62. This Wing is to be relocated from South Bandiana to make room for the expanded Distribution Wing. It is proposed to relocate the Wing to the first floor of Building 109 at Bonegilla, which is currently occupied by the Radio Trades Wing. The scope of the work will involve a refurbishment of the internal areas and the provision of computer-based classrooms, with dividing walls for flexibility in class sizes.

Electrical Wing

63. The Electrical Wing of the former RTC was partly upgraded as part of Stage 1. It is now proposed to amalgamate the former Army TAFE Radio Trades Wing (RTW) and Electrical Trades Wing (ETW) with the RTC Electrical Wing at North Bandiana. This requires additional classroom and student facilities, as well as some modification to staff areas. Defence advised that the addition of classrooms and staff facilities to the Electrical Wing at North Bandiana offers the most cost-effective utilisation of a specialist facility. Additional functions can be accommodated with little external works.

64. The scope of the proposed work includes the provision of classrooms, student amenities and specialist areas into the refurbished Building 96. As well, it is proposed to provide an additional classroom to the Automotive Electrical Trades area and to replace the remaining Nissen huts with a similar facility to match the adjacent facility.

Fire Services and Security

65. It is proposed to rectify deficiencies by duplicating the fire ring main and to provide a backup water storage tank in East Bandiana. General upgrading in

North and South Bandiana is also proposed. The area security will be completed by extending the perimeter lighting system, which was commenced in Stage 1.

Engineering Services

66. Engineering services were progressively upgraded as part of Stage 1. Further requirements remain, and it is proposed to upgrade water reticulation mains, sewerage lines and stormwater drains in Bandiana and Bonegilla. Upgrading of roads, to cater for predicted increased heavy vehicle traffic, carparks and electricity supplies is also proposed.

67. The fire monitoring system and electrical energy conservation measures throughout Bandiana, will also be improved.

Defence Efficiency Review

68. The Committee questioned Defence whether the results of the Defence Efficiency Review, now underway, are likely to impact on the proposed work. This follows changes that were made to the Stage 1 project, which were driven by organisational changes. Defence advised the Committee that risks to the integrity of the project are not of the same order as those which applied to Stage 1. The future role of the ALTC has been assured and efficiencies which have stemmed from the BLG have been established. Nevertheless, a flexible approach will be adopted which could result in elements being deferred to Stage 3, if necessary.

69. The Committee was also advised that the Review might make recommendations relating to tri-Service training, but if that were the case, there would be sufficient time to make allowances for any facilities required. Any changes to tri-Service training might reinforce the Defence presence at Bandiana, rather than reduce it, due to the facilities which are present.

Committee's Conclusion

70. The scope of the proposed Stage 2 development will rectify a number of deficiencies which have arisen as a result of organisational changes, will involve adaptive reuse of buildings as well as new construction and can be justified because the Bandiana/Bonegilla area will remain as the Army's major logistics training establishment.

PLANNING AND DESIGN

Zoning and Approvals

71. The sites are Commonwealth owned and zoned as Special Purposes (Defence). Local authorities will be consulted during design development and construction. This proposal does not change the existing land use or activity.

Codes and Standards

72. The proposed new and refurbished facilities will comply with the following codes and regulations:

- Building Code of Australia (BCA);
- Services Scales and Standards of Accommodation (SSSA);
- FACMAN 2;
- Code of Practice for the Provision of Amenities in Commonwealth Government Employment;
- SECMAN 7; and
- Army Facilities Cabling Manual.

Structure

73. Office and major instructional areas will be two storey construction of external load bearing brickwork and clear span internal floors. New workshops will be portal framed steel structures with heavy duty concrete floors and metal clad walls. The weapons storage facility will have precast concrete walls with a reinforced ceiling structure.

Materials and Finishes

74. The selection of external finishes will be governed by the finishes to existing facilities, in particular any new or refurbished building for Bandiana. In general, external walls will be red brick for office, accommodation and training areas with metal cladding for workshops and warehouses. The existing architectural colour schemes will be maintained in both areas. This will assist in blending any new facility into the existing built environment. It is intended that the Stage 2 facilities will maintain the architectural style developed for Stage 1.

Mechanical Services

75. Airconditioning will be provided to all office and instructional areas, with evaporative cooling to workshop areas. All buildings will be provided with natural gas fired heating systems. Amenity areas will be mechanically ventilated. All airconditioning and ventilation will be provided in accordance with Australian Standard 1668.

Hydraulic Services

76. Hot and cold water and sanitary drainage will be supplied to all areas in accordance with local regulations. Stormwater drainage will be provided to the nearest existing point of discharge. Major water mains will be upgraded as part of a replacement program to rationalise the system to reflect the connection from the local authority mains and increased water pressure in the system.

Electrical Services

77. The new vehicle workshops will be provided with a substation connected into the existing energy management system at Bonegilla. Electrical and communications wiring to refurbished buildings will be replaced. All areas will be provided with power and data cabling appropriate for computer operations and controlled by a centralised energy management system.

Lighting

78. General and supplementary lighting will be provided in accordance with the requirements of Australian Standard 1680. External lighting will be provided to all entrances and exits. In workshops and storage facilities, the use of daylight will be maximised by the provision of translucent roof sheeting to 10 per cent of roof areas.

Acoustics

79. Selected office areas in headquarters will be provided with high quality sound isolation appropriate to the nature of the area. Mechanical plant will be located and acoustically isolated to minimise disturbance to adjacent areas.

Communications

80. Telephones and data points will be provided to all areas in accordance with the Army Facilities Cabling Manual. The existing Fibre Optic and copper cable network will be extended to cater for the increased demand.

Landscaping

81. Significant landscape works were undertaken during Stage 1 and the works for this stage will consist of infill landscaping associated with particular facilities. Such landscape works will conform with the Landscape Master Plan prepared during Stage 1 and be limited in scope.

Civil Works

82. The roads and parking areas will be designed for the heavy vehicular traffic associated with military areas. Where the traffic patterns and usage of an area are significantly altered, consideration will be given to upgrading the pavement strengths. Drainage systems will be designed to utilise the existing systems and adequate overland flows for major events considered.

SUPPORT FROM THE COMMUNITY

83. A number of organisations representing community interests strongly support the proposal. Development Albury-Wodonga 2000, which has assumed the regional role for economic development, made the following points:

- the Army has been a long standing and significant element in the Albury/Wodonga community and an exemplary corporate citizen;
- the Army has integrated well within the regional community, and has contributed to regional income, employment, skills and infrastructure; and
- the proposed developments are needed to maintain the Army's momentum towards its national logistics and training roles in Albury/Wodonga and will reinforce its eminent standing in the community.

84. Wodonga TAFE is a major provider of training for the ALTC at Bandiana and Bonegilla. During the development of the proposal, the Army consulted with staff from the Institute. Concepts for training facilities proposed for Bonegilla and Bandiana were developed by staff from the Institute.

85. The Riverina Institute of TAFE also gave its support to the proposal.

86. These sentiments of support were also echoed by Federal and State Members of Parliament. The Hon. Lou Lieberman (Member for Indi), accompanied the Committee on the site inspections and endorsed the proposal. Mr Tony Plowman (State Member for Benambra) indicated his strong support at the public hearing.

ENVIRONMENT AND HERITAGE

Environment

87. There will be no significant environmental impact, since most of the proposed building work involves the refurbishment of existing facilities or the rebuilding of facilities in the general vicinity of their present location. An Environmental Certificate of Compliance will be sought before work commences.

Heritage

88. Buildings proposed for demolition have no heritage significance. A sample of the period style will be maintained in the vicinity of the Museum, as an example of the type of construction undertaken during the Second World War.

ENERGY CONSERVATION

89. The design of all power and electrical and mechanical equipment will include an assessment of energy use applying to life cycle costing techniques and power demand analysis. Facilities will incorporate building management systems, metering and other provisions to measure and monitor energy use and to allow regular energy audits.

90. To reduce energy consumption, where possible, lighting is to be controlled by photo electric switches, in conjunction with time switch schedules. This is to include provision of personnel sensor controlled lighting to amenities and other intermittently occupied areas. Lamps are to be high efficiency fluorescent, compact fluorescent or discharge type. External lighting is to be designed to minimise glare and colour distortion.

MASTER PLANNING AND FUTURE DEVELOPMENT

91. The Master Plan for Bandiana has been reviewed as part of the preparation of this proposal and the previous Master Plan has been refined to reflect organisational changes. A number of units and functions contained in the previous Master Plan no longer exist or have been amalgamated. Logistics and administrative units have been amalgamated into the BLG, centred on East Bandiana. Some administrative and area facilities will remain in North Bandiana. The training institutions have been amalgamated into the ALTC, which will concentrate into South Bandiana and Bonegilla. Electronics and electrical trades will remain in North Bandiana for the medium to long term.

92. Future development of BLG will centre on East Bandiana and will be progressed as part of Stage 3. The ALTC is in the process of reviewing its operational requirements and will seek to rationalise training and hence facility

demands. The relocation of other logistics training functions into the Bandiana/Bonegilla area may be involved.

PROVISION FOR PEOPLE WITH DISABILITIES

93. Access and facilities for people with disabilities will be provided where appropriate. Particular attention will be given to ramp access between car parks and ground floor locations, disabled toilets and appropriate signage. In some areas, such as refurbished buildings, the provision of disabled access to upper floors is not economically or operationally appropriate.

CHILD CARE

94. Appropriate child care and parents' rooms will be provided at the One Stop Shop and augment the existing Neighbourhood Centre and preschool facilities at North Bandiana.

LANDSCAPING

95. Landscaping will be in accordance with the approved Landscape Master Plan. The sites will be graded, grassed and planted with trees and shrubs to blend into the surrounding area. No major landscape extensions are proposed for this Stage.

FIRE PROTECTION

96. Additional fire protective works will be undertaken at East Bandiana to duplicate the standby water supply and fire ring main for the protection of major assets. The Committee questioned Defence about the need for the ring main. Defence advised that the existing fire main can only be entered from a single direction. The proposal will create a loop to enable water to travel in both directions. If there is a break in part of the loop, water can be redirected.

97. It is also proposed to strengthen the security perimeter of the area by the completion of the perimeter fence and lighting scheme initiated in Stage 1.

98. The weapons storage facility will be designed and constructed in accordance with the provisions of the Defence security manual.

99. New and refurbished buildings will be connected into the existing area fire alarm and, where appropriate, security systems.

PROJECT DELIVERY

100. The delivery strategy will be based on a traditional project management approach with individual design consultants and construction contractors being engaged using the standard forms of Defence contract.

101. The refurbishment and major new construction will be implemented by full Design and Head Contract with options for Design and Construct contracts for minor facilities.

102. The Engineering Services element will also involve detailed feasibility and options studies to further investigate the options and alternatives.

103. The Committee questioned Defence about the familiarity of the local construction industry with Defence processes for preparing tenders. Defence advised that following the completion of the Stage 1 works, the local industry is aware of procedures and processes. More than 70 per cent of construction packages let for Stage 1 involved local contractors. For the Stage 2 works Defence, will follow accepted practices of advertising for expressions of interest and conduct on-site briefings for local contractors.

COST AND PROGRAMMING

104. The estimated out-turn cost of the proposed work is \$16.081 million. The Committee questioned Defence about its confidence of staying within the cost estimate and the reason for the six per cent provided for contingencies. Defence expressed confidence in the cost estimate, bearing in mind that the project has not advanced to the stage of detailed design. The contingency will cover unforeseen changes due to Army requirements, or changes in the local building industry which might cause escalations in contract prices. The percentage allowed for contingencies is standard.

105. The Committee also questioned Defence about the state of competition in the local construction industry. Defence found that about 70 per cent of contracts awarded for Stage 1 works went to local builders, who competed with builders from Melbourne and Shepparton. Because opportunities involving major construction projects are few, Defence believes that tenders from local builders will be very competitive.

106. Subject to Parliamentary approval, Defence plans to commence construction in early 1997, with completion scheduled for December 1998.

Committee's Recommendation

107. The Committee recommends the development of facilities for the Army Logistics Training Centre and the Bandiana Logistics Group at an estimated out-turn cost of \$16.081 million.

CONCLUSIONS AND RECOMMENDATIONS

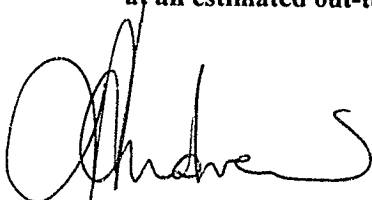
108. The Committees conclusions and recommendations and the paragraphs in the report in which they occur are set out below:

1. There is a need to:

- upgrade several administrative facilities for the Bandiana Logistics Group (BLG);
- rationalise training facilities to support the creation of the Army Logistics Training Centre (ALTC);
- rationalise messing in North Bandiana; and
- further upgrade engineering services. (Paragraph 48)

2. The scope of the proposed Stage 2 development will rectify a number of deficiencies which have arisen as a result of organisational changes, will involve adaptive reuse of buildings as well as new construction and can be justified because the Bandiana/Bonegilla area will remain as the Army's major logistics training establishment. (Paragraph 70)

3. The Committee recommends the development of facilities for the Army Logistics Training Centre and the Bandiana Logistics Group at an estimated out-turn cost of \$16.081 million. (Paragraph 107)



Neil Andrew MP
Chairman

13 February 1997

APPENDIX A

WITNESSES

JONES, Lieutenant Colonel Stephen John, Project Director, Directorate of Accommodation and Works—Army, Campbell Park Offices, Canberra, Australian Capital Territory, 2601

KELLY, Colonel Garry Ross, Acting Director General Accommodation and Works Army, Campbell Park Offices, Canberra, Australian Capital Territory, 2601

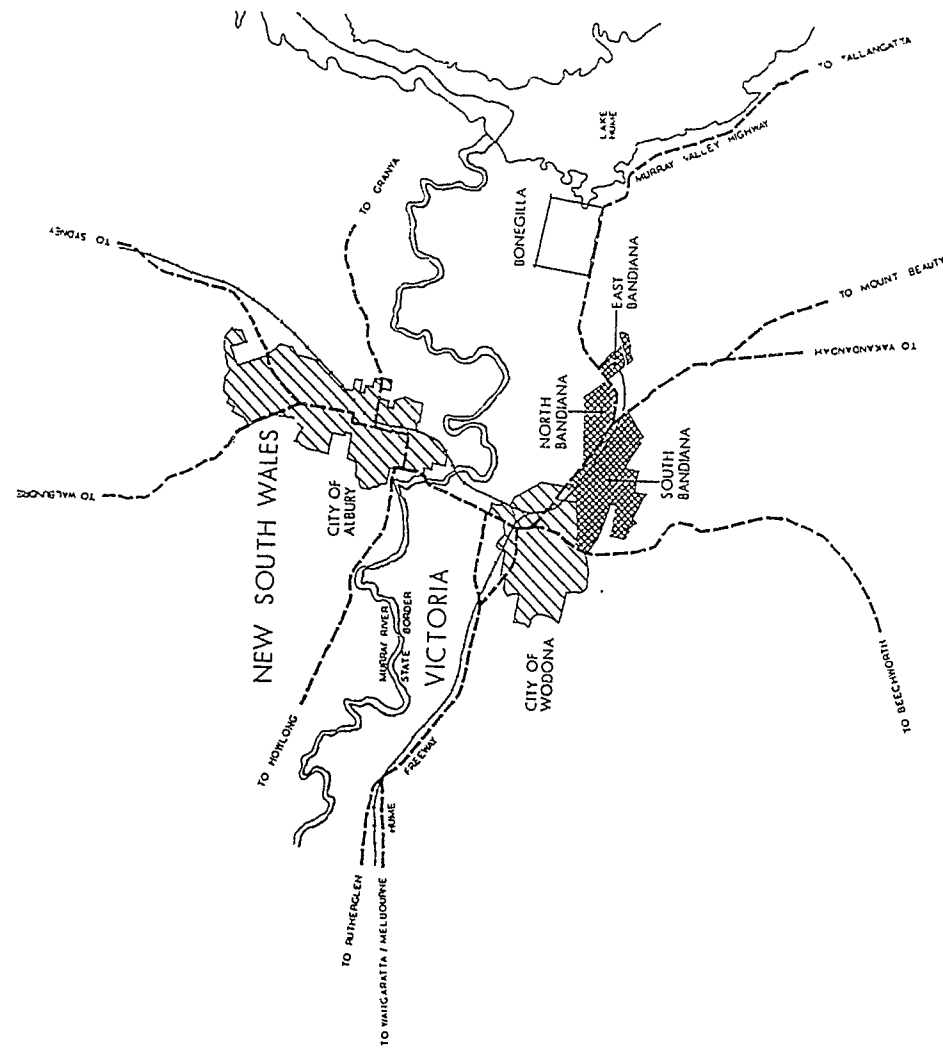
SHARP, Colonel Colin McOlvin, Commandant Army Logistics Training Centre, Bandiana, Victoria, 3694

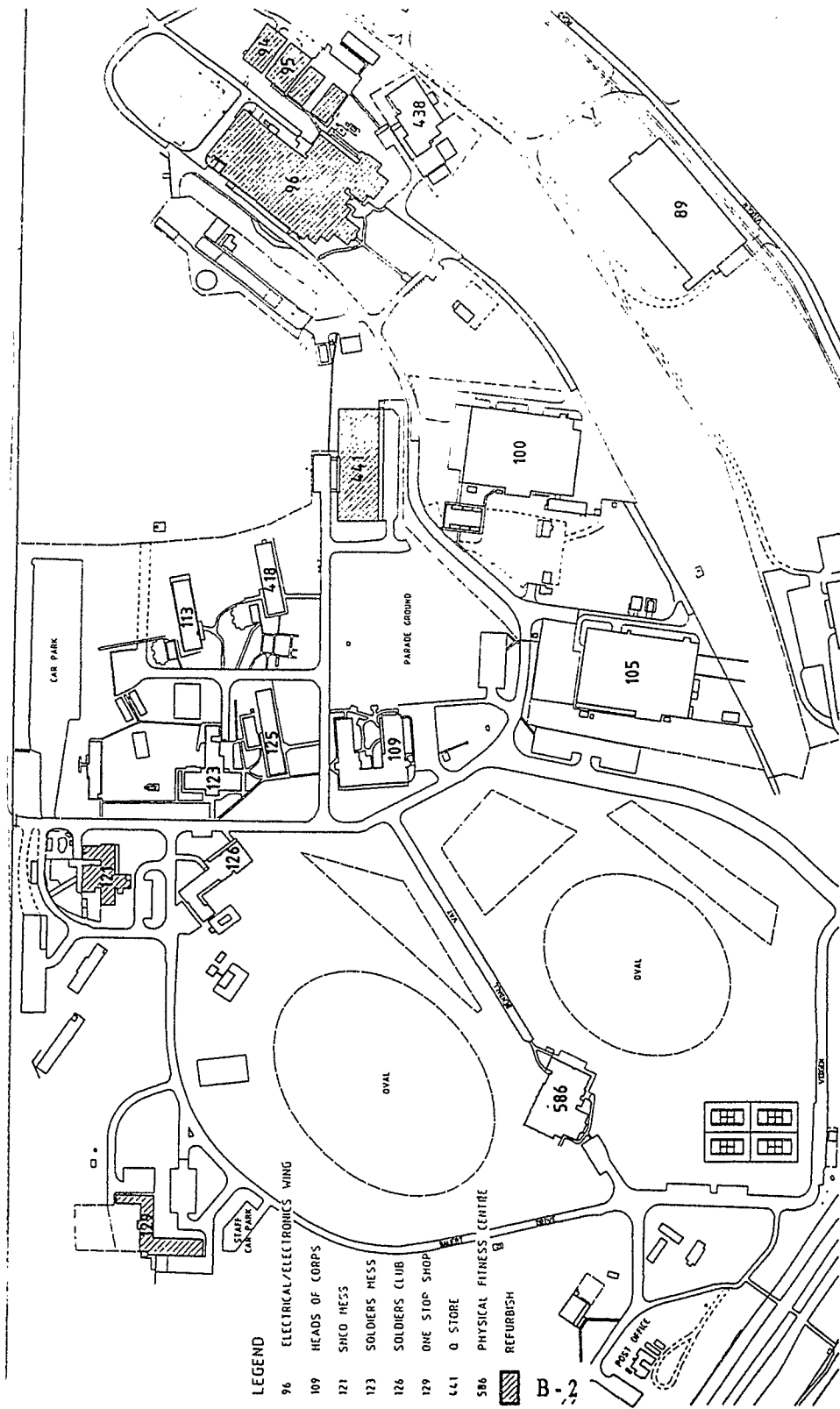
TABONE, Colonel Michael Vincent, Commander, Bandiana Logistics Group, Wadsworth Barracks, Bandiana, Victoria, 3694

APPENDIX B

PROJECT MAPS AND DRAWINGS

	Page
Military Area - Locality Plan.....	B - 1
North Bandiana - Site Plan	B - 2
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Electrical/Electronic Company - Ground Floor Plan	B - 5
Electrical/Electronic Company - First Floor Plan.....	B - 6
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Refurbished Building 464 - Plans	B - 10
East Bandiana - Site Plan.....	B - 11
Building 47 - Proposed Refurbishment - Ground Floor.....	B - 12
Building 47 - Proposed Refurbishment - First Floor.....	B - 13
Building 451 - Proposed Extension - Ground Floor Plan	B - 14
New Weapons Storage and Repair.....	B - 15
Bonegilla - Site Plan	B - 16
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Existing Vehicle Wing with New Vehicle Wing.....	B - 18
Refurbished Building 109 - Armaments Wing.....	B - 19
Refurbished Building 105 - Armaments Wing.....	B - 20



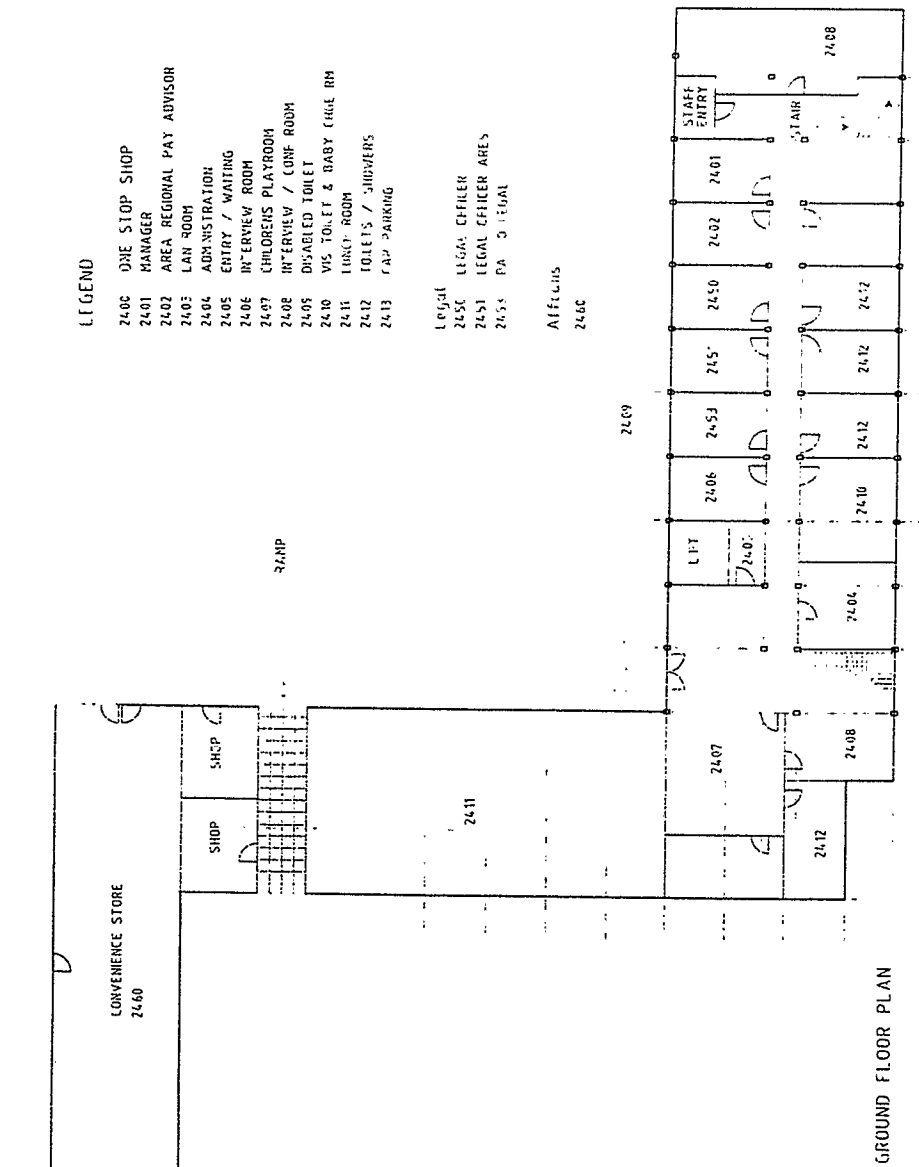


MEINHARDT
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JONNAR



NORTH BANDIANA
SITE PLAN

(2)



B-3

MEINHARDT
SPOWERS
JONNAR

PROPOSED ONE STOP SHOP
REFURBISHED BUILDING 129

1:10000 1970

LEGEND

- Housing
 - 2420 MANAGER HOUSING
 - 2421 INSPECTORS
 - 2422 RECEPTION
 - 2423 INTERVIEW ROOM x 2
 - 2424 OFFICE EQUIPMENT
 - 2425 COMPACTUS AREA
- Removals
 - 2426 SUPERVISOR
 - 2427 OPERATORS
 - 2428 INTERVIEW ROOM x 2
 - 2429 OFFICE EQUIP
 - 2430 COMPACTUS
- Defense Housing Authority
 - 2431 REGIONAL MGR
 - 2432 ASST MANAGER
 - 2433 INTERVIEW
 - 2434 CLERKS
 - 2435 FILE STORAGE
 - 2436 AUDITORS
- Community Services & FLO
 - 2440 COMMUNITY SERVICES OFFICER
 - 2441 COMMUNITY SERVICES ASSISTANT
 - 2442 COMMUNITY SERVICES OFFICE
 - 2443 COMMUNITY WORKER
 - 2444 FAMILY LIAISON OFFICER
 - 2445 SOCIAL WORKER
 - 2446 REHAB CONSULTANTS
 - 2447 INTERVIEW ROOM
 - 2448 OFFICE EQUIPMENT
- Army Chaplain
 - 2449 CO ORD CHAPLAIN
 - 2450 CHAPLAIN PC
 - 2451 CHAPLAIN ANGLICAN
 - 2452 ALL DEN SERVICES ROOM

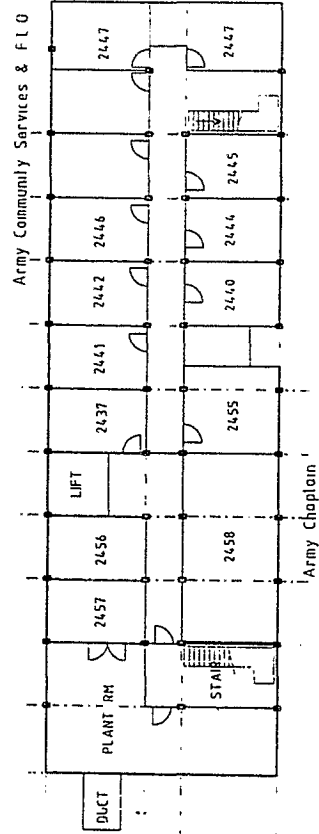
4

PROPOSED ONE STOP SHOP REFURBISHED BUILDING 129

OCTOBER 1996

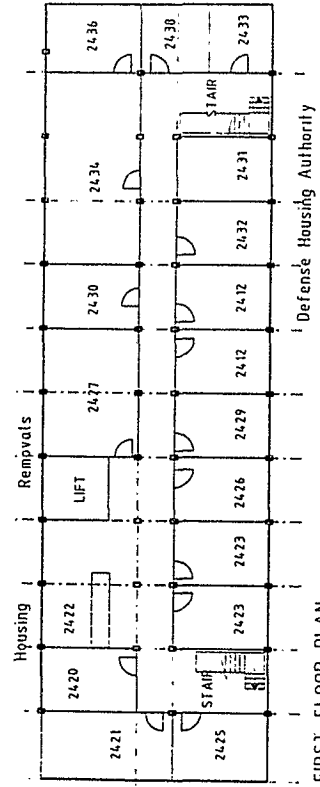
MEINHARDT
SPOWERS
JONNAR

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Meters



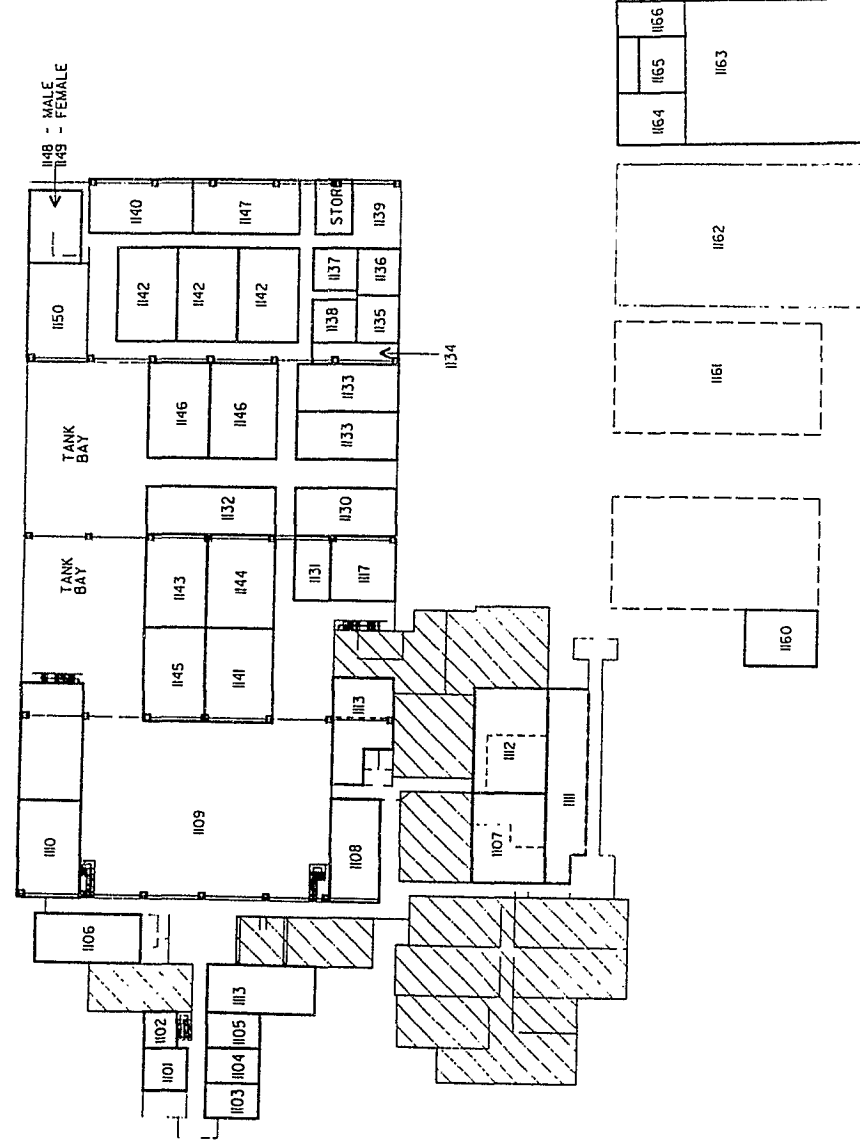
BASEMENT FLOOR PLAN

B-4



FIRST FLOOR PLAN

B-5



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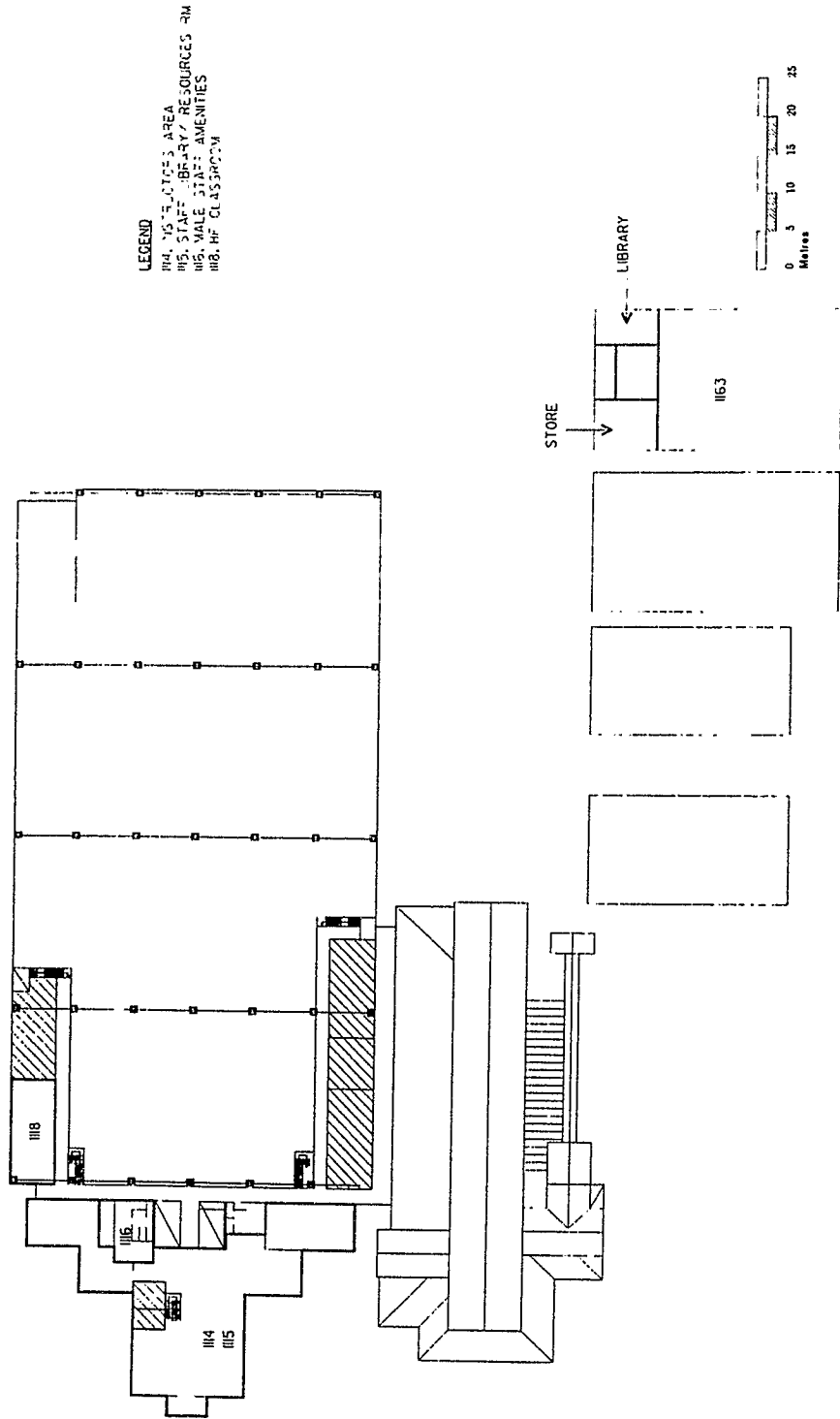
MEINHARDT
SPOWERS
JONNAR

ELECTRICAL / ELECTRONIC COMPANY GROUND FLOOR PLAN

OCTOBER 1996

5

- 101 PA'S OFFICE
- 102 WING MANAGER
- 103 CONFERENCE ROOM
- 104 LIBRARY RECEPTION
- 105 PROGRAM CONTROL
- 106 RAVEN UNIT REPAIR
- 107 RB5 TO LAB
- 108 REFRIG CLASS 1 LAB
- 109 REFRIG PRACTICE LAB
- 110 RAVEN FIELD REPAIR
- 111 COVERED WALKWAY
- 112 LUNCH ROOM
- 113 ELECTRONICS STORE
- 114 WELDING ROOM
- 115 WELDING & ASSEMBLY METHODS
- 116 TRAINING AND STORAGE
- 117 MULTI-PURPOSE ROOM
- 118 GENERAL CLASSROOM
- 119 TRAINING AND STORAGE
- 120 CAREERS CLASSROOM
- 121 CAREERS CLASSROOM
- 122 CAREERS CLASSROOM
- 123 CAREERS CLASSROOM
- 124 PLASTICS WELDING
- 125 COMPUTER PERSONNEL ROOM
- 126 VHF CLASSROOM
- 127 RADIO LAB & ASSEMBLY
- 128 DATA LAB & ASSEMBLY
- 129 DATA LAB & ASSEMBLY
- 130 DATA LAB & ASSEMBLY
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B-6

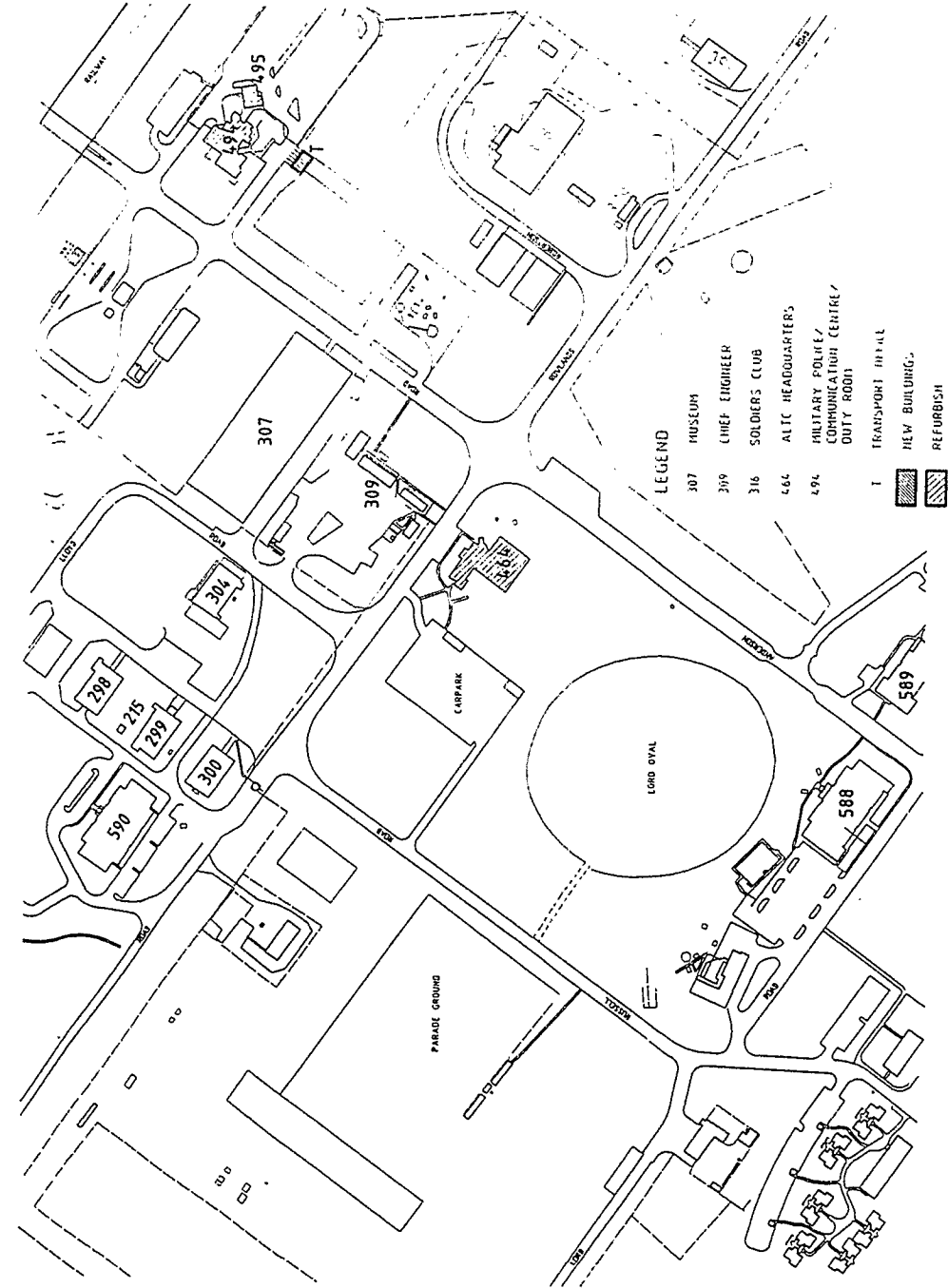
**MEINHARDT
SPOWERS
JONNAR**



**ELECTRICAL/ELECTRONIC COMPANY
FIRST FLOOR PLAN**

OCTOBER 1995

6



B-7

**MEINHARDT
SPOWERS
JONNAR**

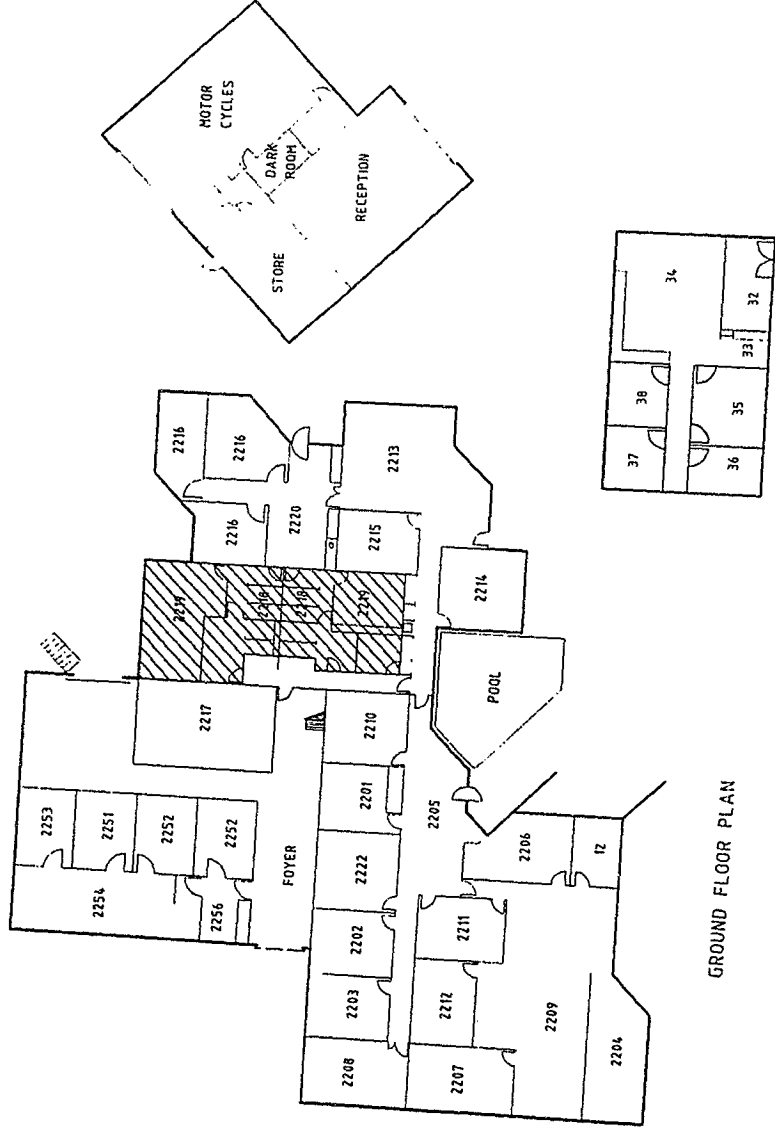


**SOUTH BANDIANA
SITE PLAN**

(7)

LEGEND

- 2201 RECEPTION / OFFICE
- 2202 SECURITY ROOM
- 2203 STORE
- 2204 THREE P.M.
- 12 J.P. SGT
- 2205 J.P. SGT
- 2206 J.P. SGT
- 2207 INVEST SGT
- 2208 CO-ORD OFFICER
- 2209 INVEST OFFICE
- 2210 EVIDENCE ROOM
- 2211 INTERVIEW ROOM
- 2212 J.P. SGT
- 2213 DUTY ROOM
- 2214 DUTY OFFICER
- 2215 S.W. SECURITY OFFICER
- 2216 SLEEPING ACCOMMODATION
- 2217 TELLER
- 2218 SHOWERS
- 2219 TOILETS
- 2220 TEA RM
- 2221 JAR ROOM
- 2222 CONFERENCE / BRIEF RM
- 2251 PHOTOGRAPHIC ROOM
- 2252 CHIEF MANAGER
- 2253 POWER ROOM
- 2254 RECEIPTS / DISPATCH
- 2255 DISCO FACILITY
- 2256 COMKEY RECEPTION
- 33 RECEPTION
- 34 DRIVERS GEAR ROOM
- 35 OPERATIONS ROOM
- 36 MANAGER
- 37 MALE CHANGE / TOILETS
- 38 FEMALE CHANGE / TOILETS



GROUND FLOOR PLAN

PROPOSED TRANSPORT OFFICE
SOUTH BANDIANA

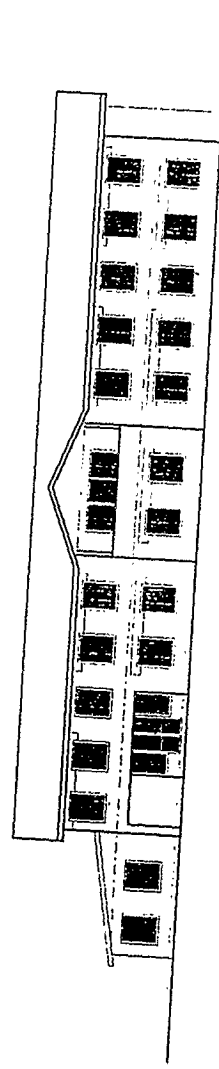
MEINHARDT
SPOWERS
JONNAR

MILITARY POLICE/COMCEN AREA
DUTY ROOM

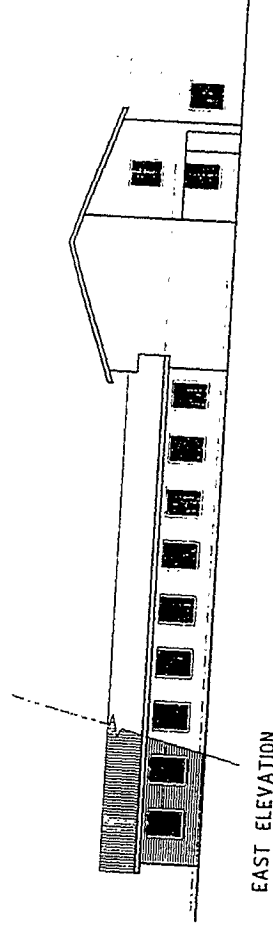
OCTOBER 1996

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NORTH ELEVATION



EAST ELEVATION

MEINHARDT
SPOWERS
JONNAR

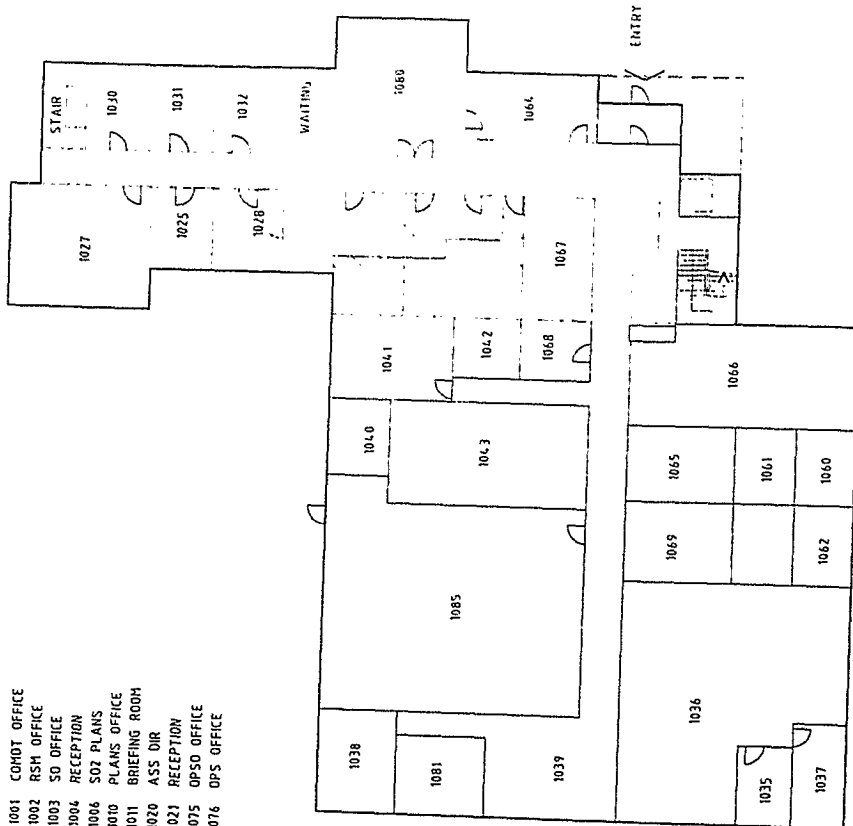
REFURBISHED BUILDING 464
PROPOSED ELEVATIONS
OCTOBER 1996

9

B-9

UN 3911

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|------|-----------------|
| 1025 | QPSD |
| 1027 | OPS'D OFFICE |
| 1028 | ADP'S |
| 1030 | SOC-C |
| 1031 | SOC PHYS/OG |
| 1032 | FINANCE OFFR |
| 1033 | SOC DEV |
| 1036 | DEV OFFICE |
| 1037 | RECORDS CLERK |
| 1038 | TIPS ARCHIVE |
| 1039 | FLM & VIDEO |
| 1040 | OT |
| 1041 | OFFICE |
| 1042 | COMPUTER HARDW |
| 1043 | COMPUTER CLASS |
| 1044 | OP ADMN |
| 1046 | CHEF CLERK OF |
| 1048 | SOC PEERS |
| 1049 | SOC PERS |
| 1050 | CAD OFFCE |
| 1051 | REGISTRY |
| 1056 | ORDERLY ROOM |
| 1057 | PAY OFFICE |
| 1058 | MOVEMENTS |
| 1059 | STATIONARY ST |
| 1060 | CONFERENCE ROOM |
| 1061 | SUITE |
| 1085 | LUNCH ROOM |



FIRST FLOOR PLAN

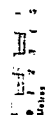
GROUND FLOOR PLAN

**MEINHARDT
SPOWERS
JONNAR**



**REFURBISHED BUILDING 464
SOUTH BANDIANA**

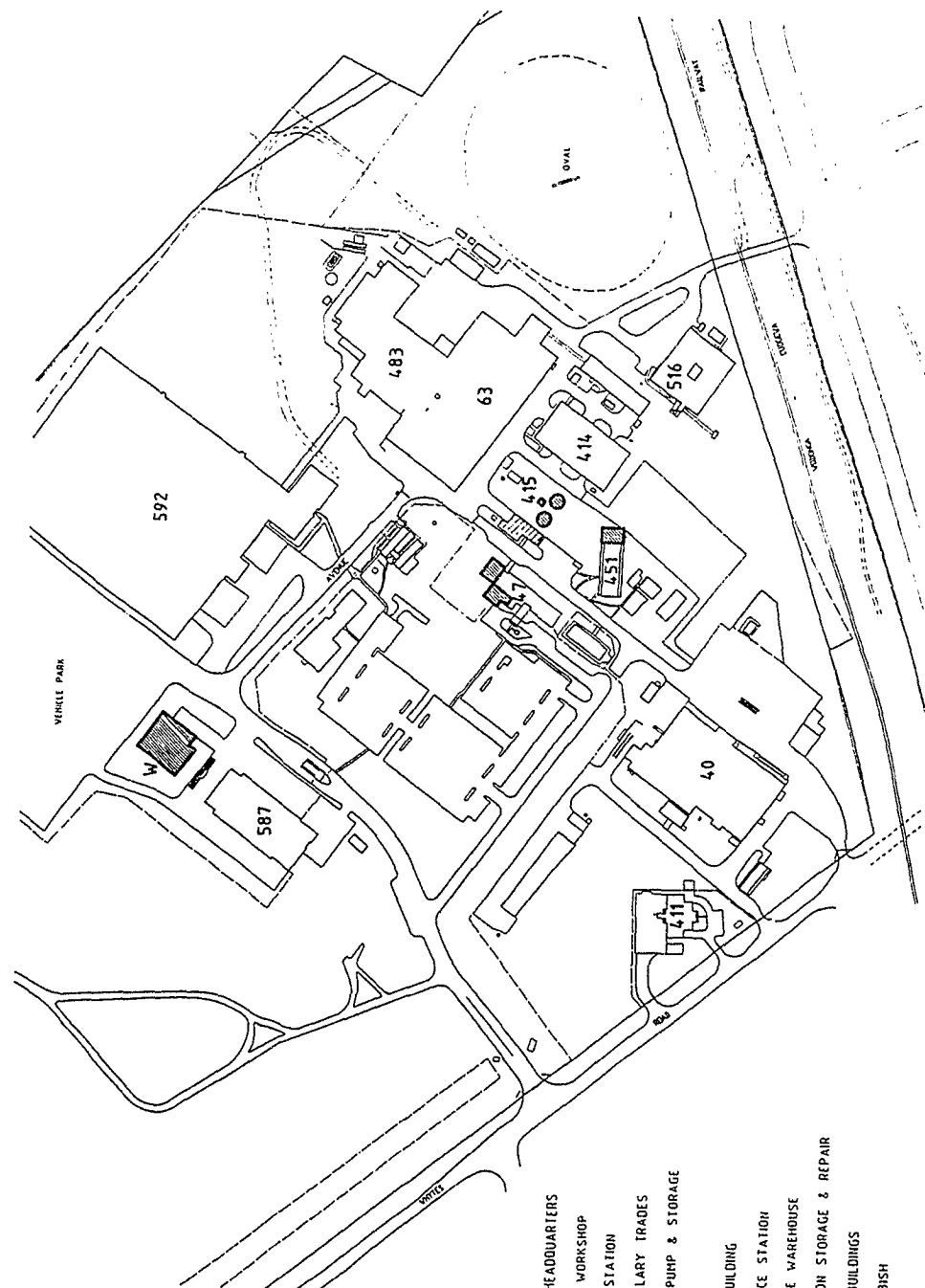
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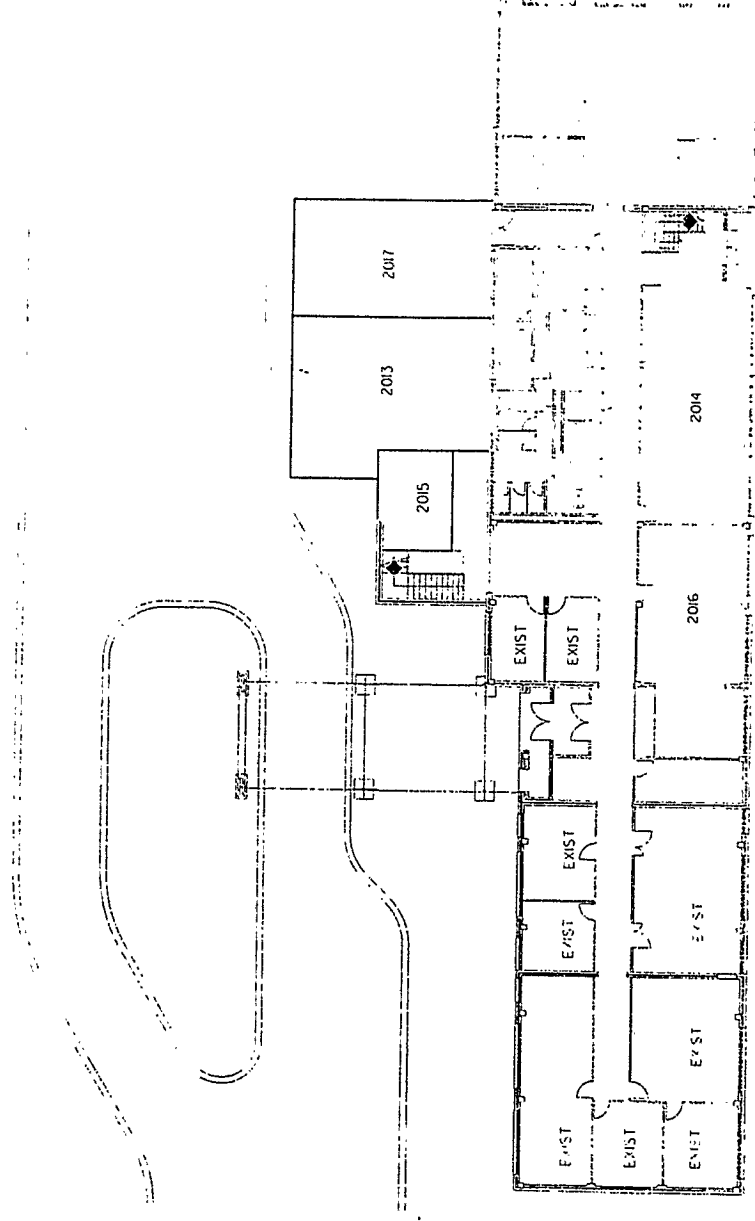
- | LEGEND | |
|---|-------------------------|
| 47 | BIG HEADQUARTERS |
| 63 | TANK WORKSHOP |
| 411 | FIRE STATION |
| 414 | ANCILLARY TRADES |
| 415 | FIRE PUMP & STORAGE |
| 451 | CIS |
| 516 | EUR BUILDING |
| 587 | SERVICE STATION |
| 592 | ACTIVE WAREHOUSE |
| W | WEAPON STORAGE & REPAIR |
|  | NEW BUILDINGS |
|  | REFURBISH |



MEINHARDT
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JONNAR

EAST BANDIANA
SITE PLAN

11



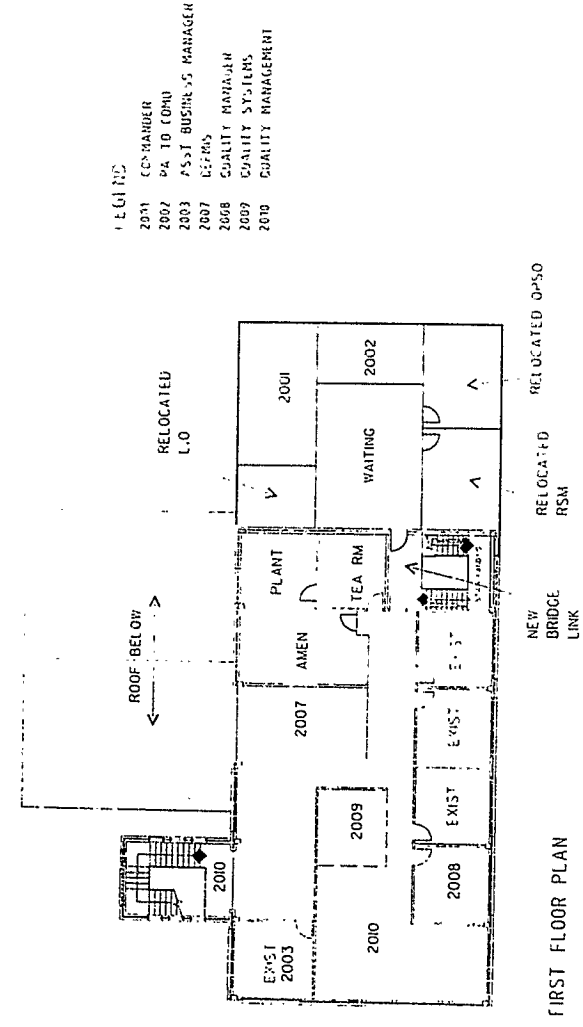
GROUND FLOOR PLAN

- LEGEND
- 2013 CONTRACT MANAGEMENT
 - 2014 UNIT PAY REP
 - 2015 INTERVIEW ROOM
 - 2016 ORDERLY ROOM
 - 2017 ARCHIVES

MEINHARDT
SPOWERS
JONNAR

**BUILDING 47
PROPOSED REFURBISHMENT**

DATE: 1-1-07



FIRST FLOOR PLAN

- LEGEND
- 2001 COMMANDER
 - 2002 PA TO COM
 - 2003 ASST BUSINESS MANAGER
 - 2007 OFFICE
 - 2008 QUALITY MANAGER
 - 2009 QUALITY SYSTEMS
 - 2010 QUALITY MANAGEMENT

MEINHARDT
SPOWERS
JONNAR

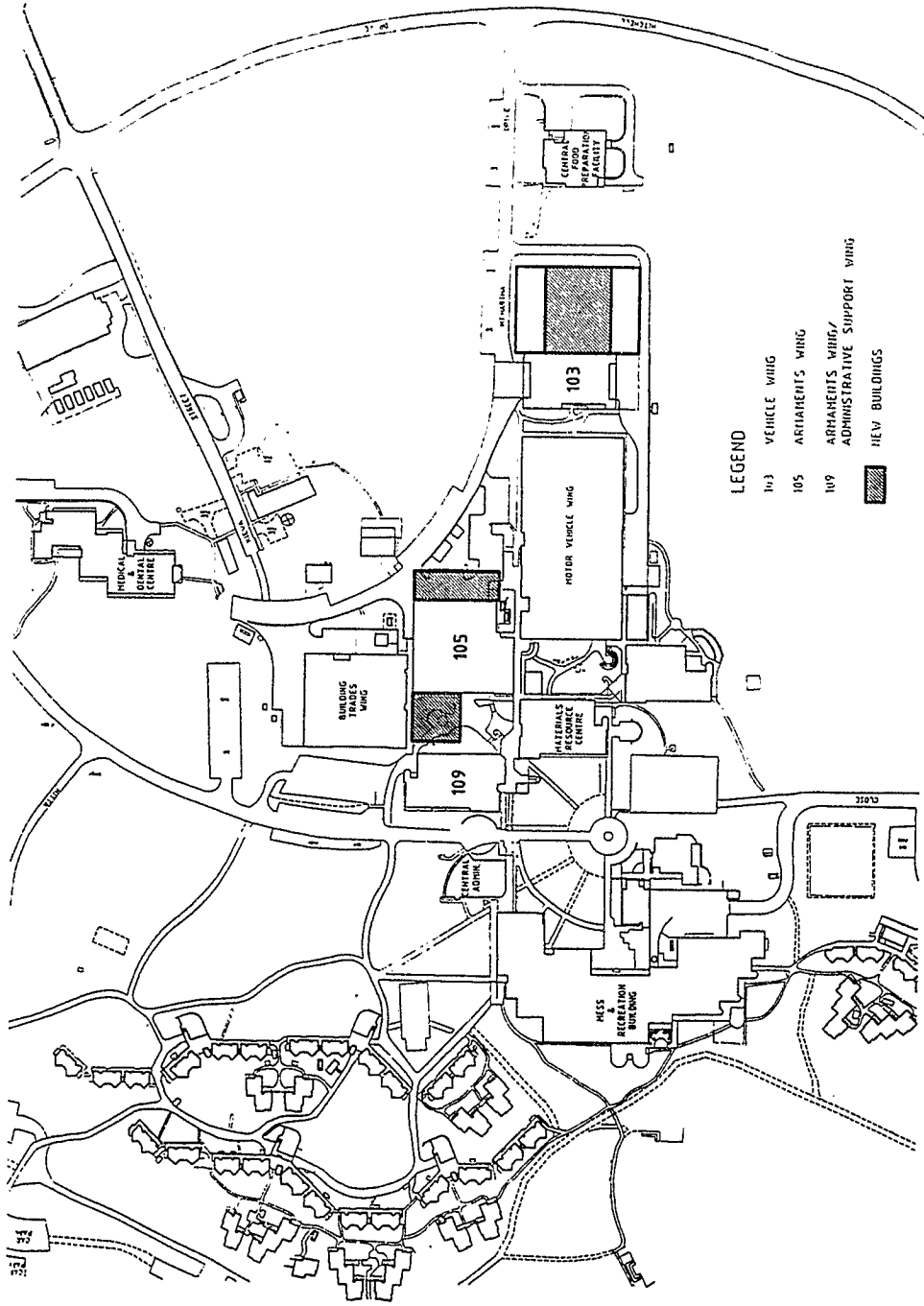
**BUILDING 47
PROPOSED REFURBISHMENT**

**BUILDING 451 EAST BANDIANA
PROPOSED EXTENSION**

THE

**NEW WEAPONS STORAGE & REPAIR
EAST BANDIANA**

Metres	0	1	2	3	4	5
100	0	0	0	0	0	0

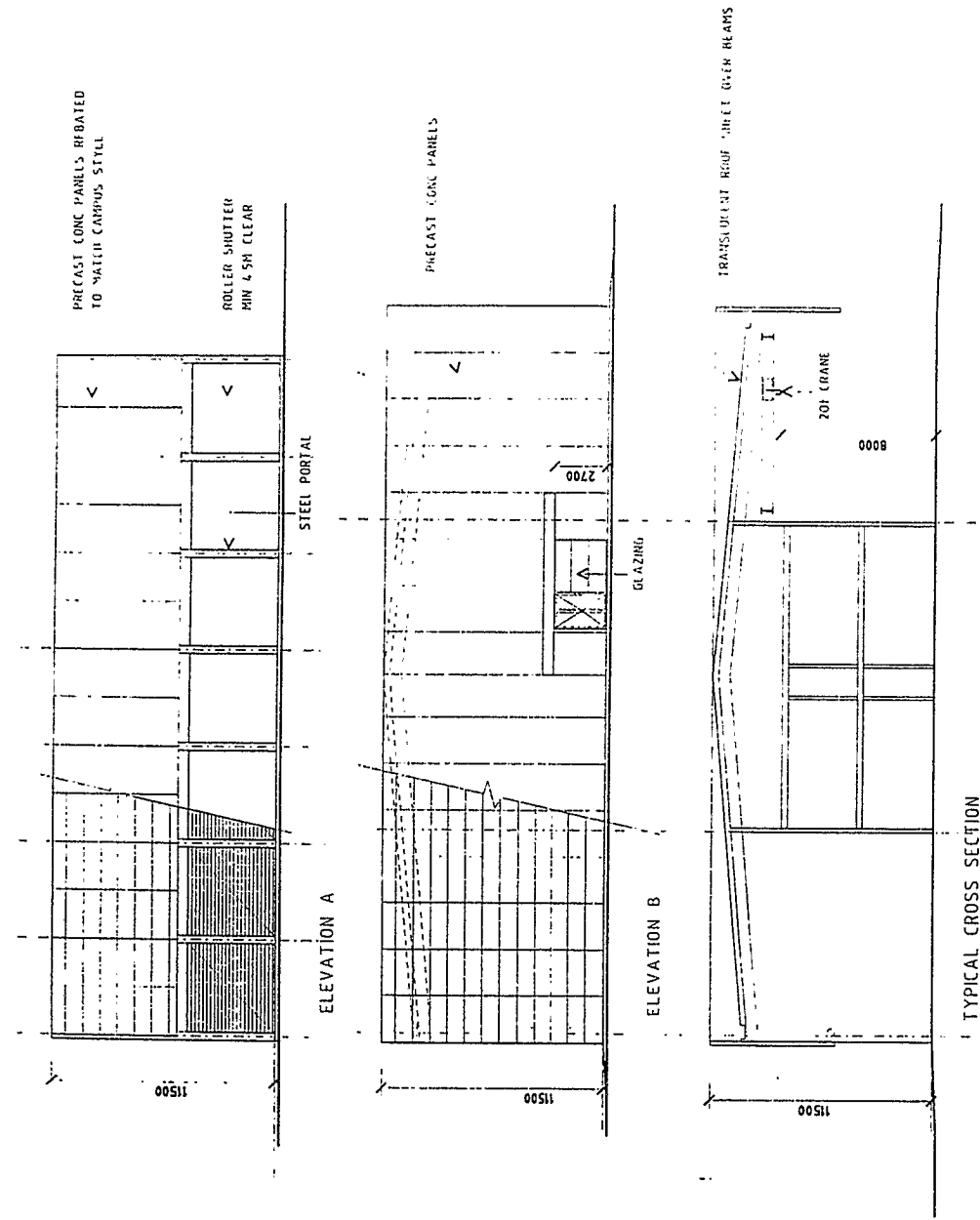


MEINHARDT
SPOWERS
JONNAR

BONEGILLA
SITE PLAN

(16)

B-16



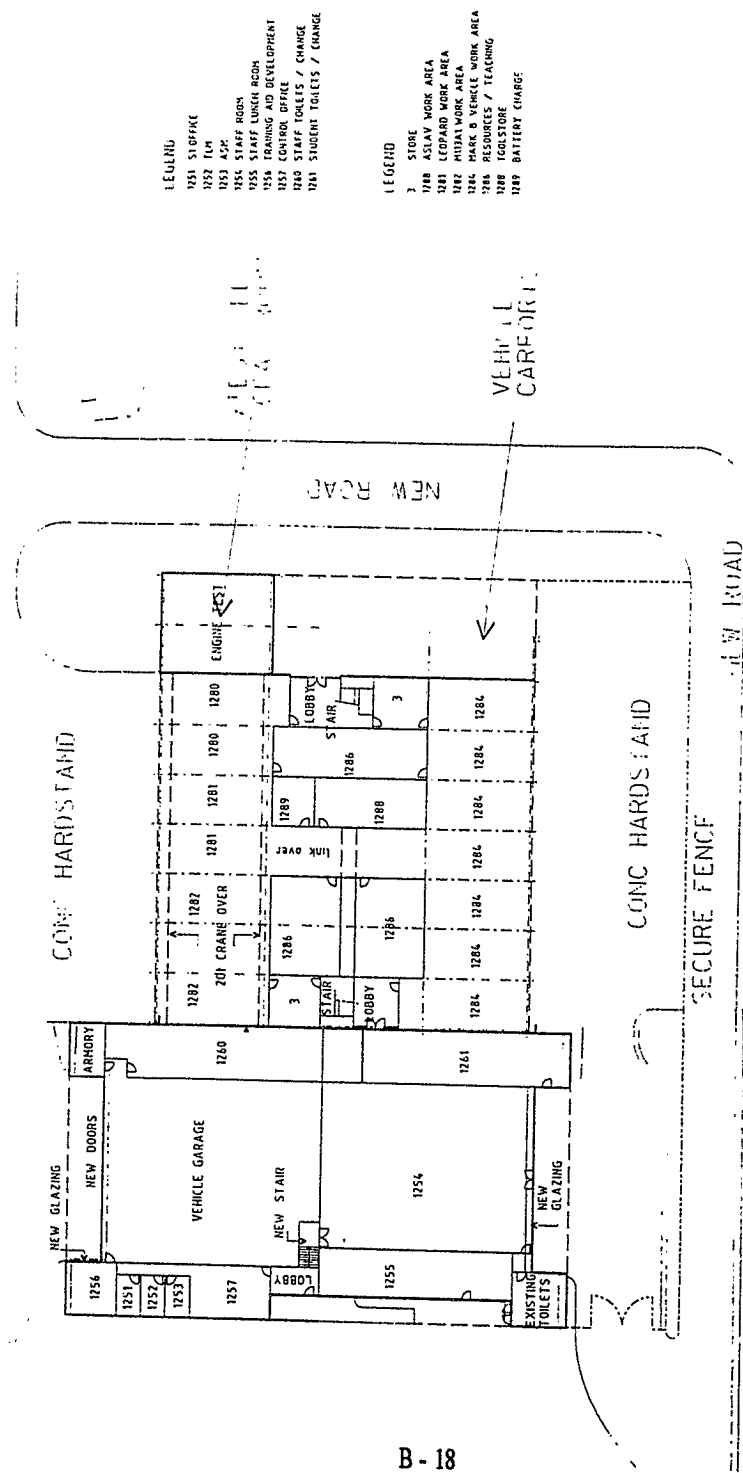
LATCHFORD BARRACKS
PROPOSED NEW VEHICLE WING

MEINHARDT
SPOWERS
JONNAR

Scale
0 1 2 3 4 5
Metres

17

B-17

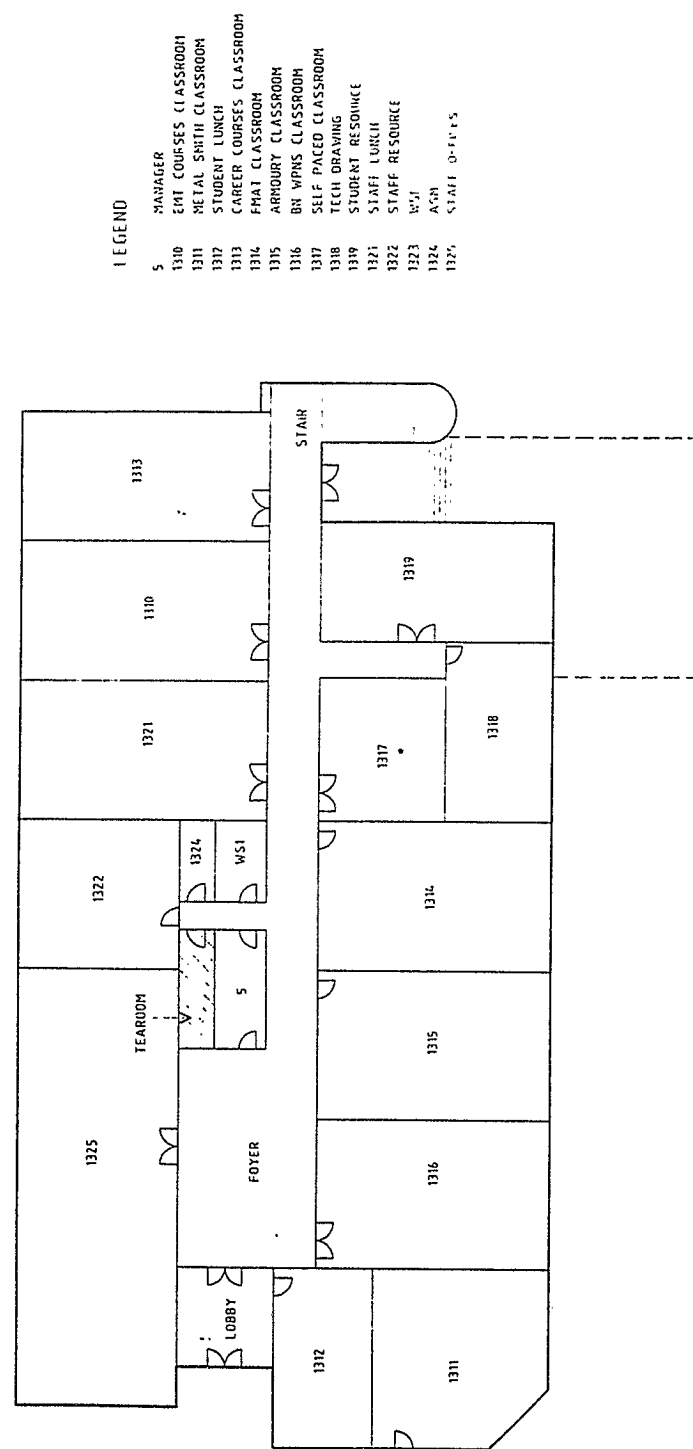


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MEINHARDT
SPOWERS
JONNAR

EXISTING VEHICLE WING with
NEW VEHICLE WING
OCTOBER 1994

18

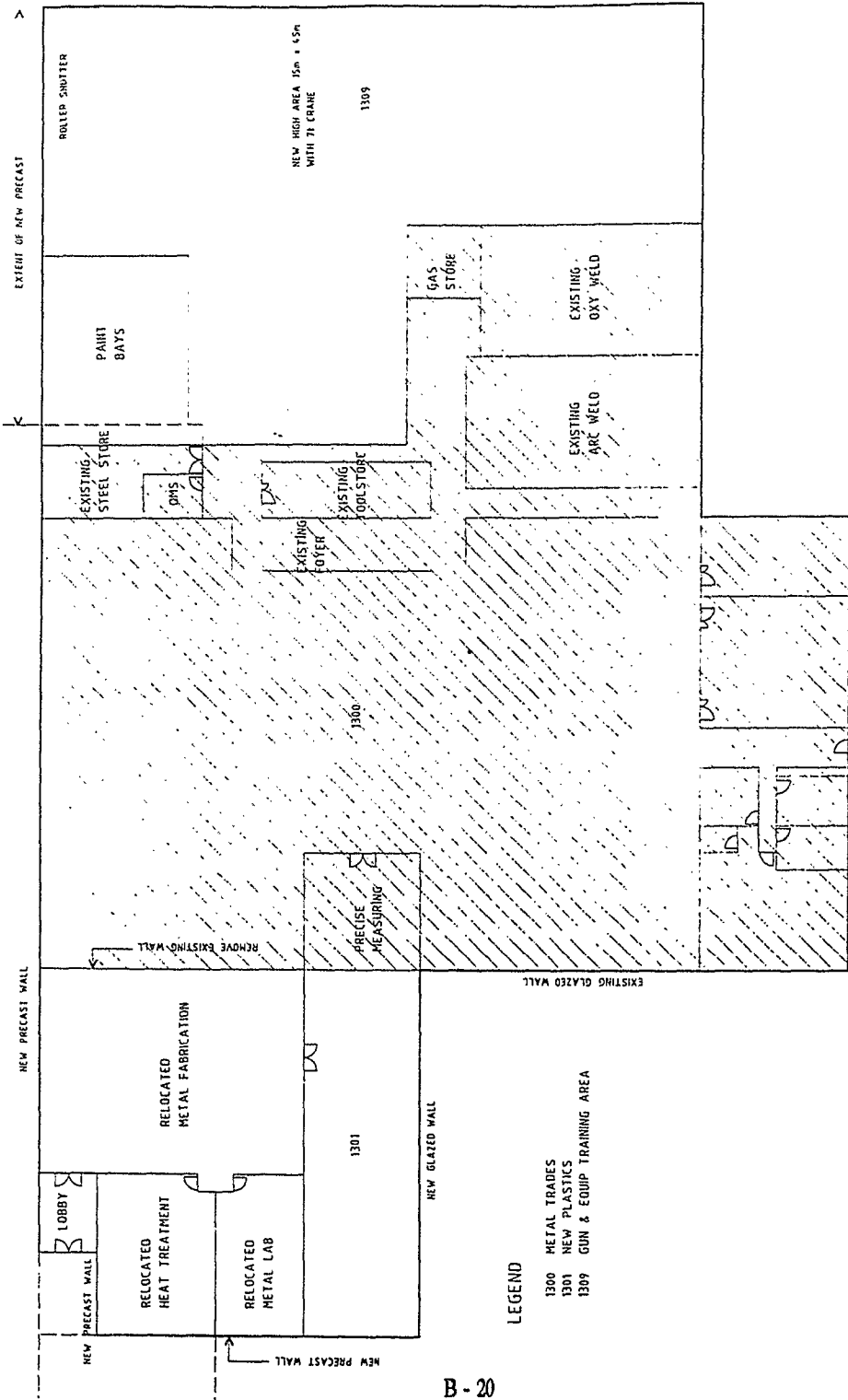


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MEINHARDT
SPOWERS
JONNAR

REFURBISHED BUILDING 109
ARMAMENTS WING
OCTOBER 1994

19



B - 20

MEINHARDT
SPOWERS
JONNAR

REFURBISHED BUILDING 105
ARMAMENTS WING

OPTION B 1979