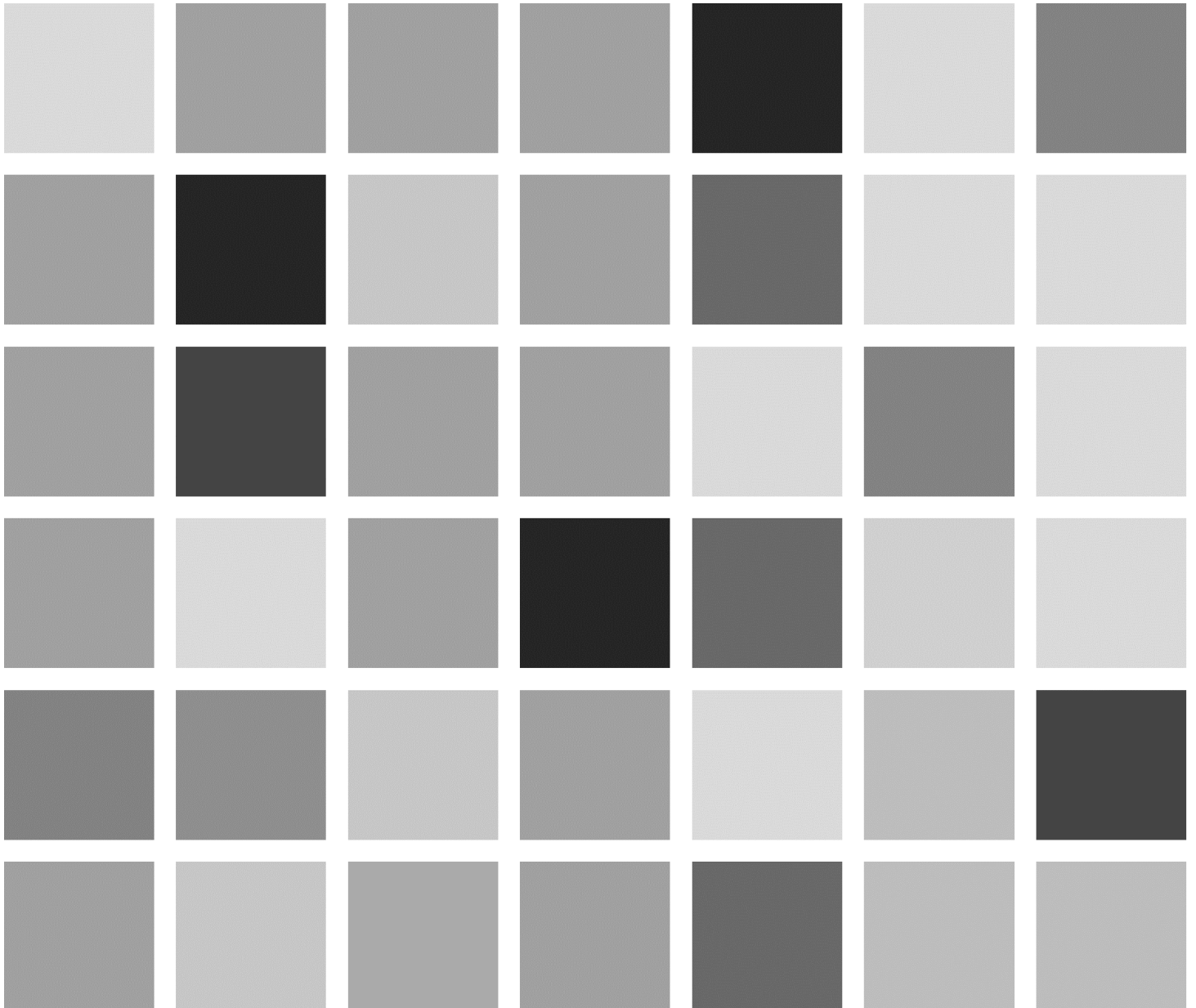


# Development of Canine Kennelling and Training Facilities for the Australian Federal Police at Majura, ACT



**AFP**  
AUSTRALIAN FEDERAL POLICE

Statement of Evidence to the  
Parliamentary Standing Committee on Public Works  
June 2006





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## **INTRODUCTION**

- 1 This statement presents a proposal by the Australian Federal Police (AFP) for the development of new facilities for canine kennelling and training at its site in Majura, ACT, as the next stage in the implementation of a master plan for redevelopment of the Majura site.
- 2 A review of aviation security and policing at Australian airports (The Wheeler Review) was initiated in June 2005 and reported to the Prime Minister in September 2005. The Australian Government accepted the recommendations in principle and subsequently secured the Council of Australian Governments agreement to a number of matters that dramatically expanded the AFP role at eleven major airports across Australia.
- 3 As an outcome AFP has Government approval for a substantial increase in canine services, to provide additional dogs for drug detection, for firearm and explosives detection and for aviation security. This includes a Government commitment to provide a policing canine capacity for Australia's role in hosting APEC activities during 2007 along with those required for the new Airport Uniform Policing function.

## **IDENTIFICATION OF THE NEED**

### **Objectives**

- 4 The objective of this proposal is to provide AFP with the facilities required to train canine teams, comprising dogs and handlers, in the numbers it needs for use in the detection of firearms, explosives and drugs; to fulfil its responsibilities in the aviation environment and AFP national operations, including coverage of APEC in 2007.
- 5 The aim is to provide new and upgraded facilities for handlers/trainers, dog kennelling and training at Majura to enable AFP to meet the increasing demand for canine services within Australia and overseas.

### **Location**

- 6 The AFP site at Majura, Block 622, is located due east of Landers Creek and Majura Road and is approximately 6 km north of Canberra Airport. The location is shown in the Locality Plan included with Drawings at the end of this Statement.
- 7 The site is a block designated as "Educational Establishment" in the National Capital Plan and the Territory Plan.

### **Cost and Timing**

- 8 The cost of the works for canine kennelling and training covered by this proposal is estimated at \$10.2 million; and it is proposed that the works be constructed commencing late in the last quarter of 2006 and progressively completed from July to November 2007.

### **AFP Role and Functions**

- 9 The AFP enforces Commonwealth criminal law, and protects Commonwealth and national interests from crime in Australia and overseas. The AFP is Australia's international law enforcement and policing representative, and the chief source of advice to the Australian Government on policing issues. The AFP also plays a vital role in a number of peace-keeping, community policing and capacity building activities throughout the Pacific as part of its commitment to its off-shore policing program.
- 10 There are two major performance outcomes required of the AFP:
  - The investigation and prevention of crime against the Commonwealth and protection of Commonwealth interests in Australia and overseas; for which the AFP provides investigative services, protection services and international services.
  - The creation of a safe and secure environment in the Australian Capital Territory; for which the AFP provides community policing services to the ACT community under contract with the ACT Government.

- 11 The AFP provides protective security and custodial services for, and on behalf of the Australian Government. It advises of threats and risks faced by organizations as well as appropriate counter measures and risk reduction strategies.
- 12 AFP priorities are set through ministerial direction. They work closely with other Australian and international law enforcement bodies to enhance safety and security in Australia and to provide a secure regional and global environment.
- 13 AFP has almost 5,500 employees. It has offices in all Australian State capital cities and in other strategic locations around Australia. It also has an extensive network of liaison officers in other strategic locations in more than 26 countries. It contributes to overseas peacekeeping missions and provides community policing services to Australia's external territories.

### **History of Canine Facilities at Majura**

- 14 Block 622, a 193.8 hectare parcel of land on Majura Road, was originally offered to the AFP by the National Capital Development Commission in 1981, when existing driver training facilities, located on the eastern border of the ACT near Sutton Forrest, were identified as no longer adequate for AFP needs. The site was initially used for driver training and to accommodate kennels for AFP dog training.
- 15 In February 2003 the AFP purchased Block 622 from the Department of Finance and Administration (DOFA) for the purpose of accommodating specialist functions and training facilities located elsewhere in Canberra. The property, owned by the Commonwealth, was previously administered by DOFA who had been considering a sale, but the Minister for Finance instructed that the needs of the AFP be determined and attended to before any sale was pursued.
- 16 A number of medium and minor works have been undertaken on the block since the purchase in 2003.
- 17 In February 2005 a specially designed Training Village was completed on one corner of the site and now provides a foreign training environment for AFP International Deployment Group (IDG) staff before actual deployment.
- 18 The building of an indoor firing range at Majura, to replace the facility lost at Weston in the January 2003 bushfires, was authorized early in 2005 with construction completed in December 2005. The PWC was formally advised of this proposal in February 2005.
- 19 Limited canine facilities were set up in the mid 1980s to provide canine services for the ACT Police. This comprised kennels and a kennel management shed to wash and feed the dogs. The canine training and handling staff were located elsewhere.

- The number of dogs has increased since that time as the size of the ACT Police function has grown.
- The integration of the Australian Protective Service (APS) into the AFP involved taking over canine operations; the APS training facility was located at Sydney Airport, whilst APS dogs in the ACT were housed in rented kennels in Fyshwick. APS canines were housed in rented kennels at four major airports, being Perth, Brisbane, Melbourne and Sydney.
- Current canine facilities at Majura comprise only kennels and a shed for kennel management. AFP have leased accommodation at Fairbairn to house the dog handlers who access dogs at either the Majura or Fyshwick kennels. It also has temporary use of some Defence kennels at Fairbairn.

### **Need for the works for the proposed Canine Facility**

- 20 The 2005 Wheeler Review recommended that there be a full compliment of policing functions at Australian airports under a single command structure. The Australian Government accepted the Wheeler Review recommendations in principle and in September 2005 secured COAG agreement to a number of matters that dramatically expanded the AFP role at 11 major airports across Australia.
- These airports are currently designated Counter-Terrorism First Response (CTFR) in the Aviation Transport Security Regulations 2005, and at each there is an AFP CTFR presence.
- 21 The AFP has set up Project Jupiter:
- *To establish a sustainable, effective and efficient policing and security presence in the aviation environment in conjunction with other government and industry partners through the implementation of new initiatives and changes to existing business practices;*
  - The Project will deliver substantial changes to refocus AFP business on increased responsibilities in the aviation environment. Direct aviation staffing, including existing resources, will increase from 600 to between 1100 and 1200 personnel.
- 22 Project Jupiter requires the AFP to utilise dogs at each of the CTFR airports, which will involve an increase in the number of dogs and dog handlers along with associated accommodation and training facilities.
- 23 AFP has Government approval and funding for a substantial increase in these services, to provide additional dogs for drug detection, firearm and explosives detection and aviation security. This includes a Government commitment to provide canine services for Australia's role in hosting of APEC activities during 2007 along with those required for the new Airport Uniform Policing (AUP) function.
- 24 With the injection of 22 additional handlers and 44 canines into the AUP function post APEC commitments, the AFP will have a canine service strength of some 60 handlers and 85 to 90 canines. This will form a primary capability of explosives detection and drug detection capability within the



Australian law enforcement community to be utilised for Commonwealth purposes.

- 25 Current canine facilities which are already located at Majura are totally inadequate, comprising only kennels and a hut for kennel management; current capacity is for only 6 dogs in sub-standard facilities being utilised by ACT Policing. AFP dog handlers also currently operate from leased accommodation at Fairbairn and have to access dogs housed in kennels at Majura, Fairbairn or Fyshwick; the last being in rented premises with inadequate facilities.

### **Proposed new Canine Facilities**

- 26 The proposed new canine kennelling and training facility to be built at Majura is to be the AFP centre for law enforcement canine training. At present there is no state or territory with such a dedicated purpose built canine training facility.
- 27 The facility will produce canine teams - for the detection of firearms, explosives and drugs - for deployment in the support of policing APEC events, aviation environments and AFP national operations. It will also develop and build canine capability for the AFP to support international deployment commitments, particularly within the Asia Pacific region.
- 28 The facility will provide services for ongoing annual re-certification of canines and handlers from around Australia, along with the regular maintenance and re-programming required to remain current with international explosive making technology.
- 29 It will comprise:
- 40 new dog kennels, in separate wings of 20 for drugs detection and 20 for use on explosives, along with their associated dog runs
  - 6 refurbished kennels
  - 10 new isolation kennels
  - 2 refurbished isolation kennels
  - 2 new quarantine kennels
  - An advanced training shed
  - Specialised facilities for workshops, magazines and vaults for storage of explosives, firearms and drugs
  - An extended and refurbished kennel management facility
  - A new building to accommodate the handlers and trainers as well as the ACT Community Policing Dog Team
  - Associated site works and infrastructure.
- 30 To ensure effective Firearms and Explosive Detection (FED) canine capability and Drug detection capability is realised and then maintained, it is necessary

that FED and Drug detection canines are separately kennelled. This includes separation of explosive and drug detection training aids to ensure cross contamination does not occur. Each sworn AFP canine handler will eventually have a dual capability (ie 2 canines per handler; one FED and one Drug Detection).

- 31 The quarantine kennels are required to accommodate dogs that are returned from overseas deployment. On their return to Australia such dogs have to be quarantined for several months before they can be used again within Australia. The AFP had recently envisaged the need to send dogs to the Solomon Islands, and has been unable to do so because of the lack of suitable quarantine facilities.
- 32 Isolation kennels are required to separate dogs that may contract any sickness or disease, to protect the other dogs. Also when dogs and handlers stationed in other locations around Australia visit Majura for re-certification, and this occurs a couple of times per year, dogs need to be isolated and monitored to ensure that they are not likely to infect other dogs.
- 33 The proposed training centre will provide capacity to manage 54 canine teams per year and providing maintenance and validation of operational teams. The facility will constantly house around 30 canines throughout the year. It is possible that during peak training periods the facility will be at capacity, running three courses concurrently, during which times the centre will require accommodation for 36 to 40 canines plus up to 10 canines for recall or validation. That is accommodation for a total of 50 canines for detection purposes only and up to 19 handlers/trainers.
- 34 There will be scope to provide other Police jurisdictions with advice on training and development of handlers and validation of current and future canine services. The AFP will also offer the Australian Customs Service (ACS) use of the facility for housing canines at times when ACS requires; which could be for training purposes or for deployment within the ACT.
- 35 Each dog is a very expensive investment with the overall cost of acquiring, training, housing and maintenance taken into account. The AFP estimates this to be in the order of \$90,000 per dog.

### **Other Options Considered**

- 36 Faced with the decision to make greater use of canine services and the rapidly increasing demand for training and kennelling facilities the AFP had considered options to meet these needs. A do nothing option was not acceptable. Other options considered, in addition to development at AFP Majura, included expansion at one or more of the current locations, development at other sites in ACT or elsewhere, use of private kennels and training facilities, and use of ACS facilities existing or proposed. None of these options offered a practical or cost effective alternative.
- 37 Current accommodation at Fairbairn is leased from Defence and no certainty could be obtained on the availability of a long-term lease; also there is limited

scope to expand on that site to cater for the proposed AFP canine capability. Use of private kennels would bring unacceptable risks with respect to canine diseases and AFP security requirements.

- 38 ACS priority is for expansion of its canine capability in a seaport environment, and not in Canberra. A joint review between the AFP and ACS is considering collocation of dog teams at all CTFR airports and the opportunities for joint operational deployment of AFP and ACS canines. Facilities between both agencies will be utilised on an as needs basis.
- 39 An option to establish the training facility at Sydney Airport was rejected because of its separation from other centralized AFP training, the need to transfer existing staff or recruit new training staff to operate in Sydney, the limited availability of land surrounding the existing AFP facility in the airport precinct, the high cost of leasing at Sydney Airport and the viability of a long term lease for the area of land required.

### **Reasons for adopting proposed course of action**

- 40 Since the AFP plans to maintain and further develop the property it owns at Majura as the location for national and international training, it was considered appropriate and cost effective to consolidate the AFP canine training function at this same location, rather than consider alternate sites in the ACT or elsewhere. The base AFP ACT canine training facilities are already established on the site.
- 41 The AFP's canine training capability has grown historically from the ACT Policing and former Protective Service ACT capability. With all of the AFP's skilled trainers resident in the region further development in Canberra was the logical choice.
- 42 The Majura property is well suited to the purpose, on a large site remote from neighbours and other developments, close to the airport and convenient to Canberra.

### **Environmental Impact Assessments**

- 43 Block 622 Majura has been the subject of a number of environmental and heritage assessments over recent years including those undertaken in the preparation of both a 2004 Master Plan and the revised Master Plan Majura endorsed by the AFP Executive in 2005.
- 44 In September 2002 a referral under the Commonwealth Environment Protection and Biodiversity Conservation Act (EPBC Act) was submitted in relation to the proposed redevelopment of Block 622. Environment Australia responded in October 2002 advising that the action was not a controlled action and therefore approval is not needed under Part 9 of the Act before work could proceed.
- 45 In 2005 AFP commissioned the preparation of both a Cultural Heritage Conservation and Management Plan and a Natural Heritage Conservation

Management Plan for Block 622, which were plans that Environment Australia had recommended be prepared in its response to the EPBC referral in 2002. The draft plans were completed in April and May 2006 respectively.

- 46 As part of its ongoing consultation with the Department of Environment and Heritage AFP provided the Department with copies of these draft plans after a briefing that covered recent developments with the master plan and the proposed canine facilities.
- 47 The Department has written to AFP in May 2006 and acknowledged that the AFP has provided it with regular briefing on the project as it has progressed through the detailed master planning process. It noted that changes have been made to the location of various elements of the proposal, but does not consider that the nature, scale or potential for significant impacts has changed compared to the original proposal referred. The Department advised that the original decision (that significant impacts are not likely) therefore remains valid and that it has no objections to the works proceeding.

### **Heritage Considerations**

- 48 Within the Majura site there are a number of cultural heritage sites, some are Aboriginal and others are historic places. The proposed canine development is some distance from these sites.
- 49 The draft Cultural Heritage Conservation Management Plan, referred to above and completed in April 2006, provides a description of the overall Majura site and its heritage values; it presents the results of consultations with stakeholder groups, including each of the three local Aboriginal groups; provides an outline for future land use and interpretational activities at the site; identifies necessary conservation and management actions; and fulfils the requirement for the AFP, as a Commonwealth agency, to prepare a plan to protect and manage the Commonwealth Heritage values of a Commonwealth Heritage place that it owns or controls.

### **Consultation**

- 50 The following authorities, Departments, organizations and individuals have been consulted by the AFP and its consultants in the development of the endorsed master plan and the proposed works:
- Australian Government:
    - National Capital Authority
    - Department of Environment and Heritage
    - Department of Finance and Administration
    - Attorney-General's Department
    - Australian Customs Service.
  - ACT Government:
    - ACT Planning & Land Authority

- ACT Roads
- Arts, Heritage and Environment.
- Other Organisations and Neighbours:
  - AFP Association
  - Commonwealth Public Sector Union
  - ActewAGL
  - Canberra International Airport
  - Canberra Institute of Technology
  - Owner of the Willows (property to the north)
  - Owner of Avonley (property to the south).

51 The Canberra International Airport has been consulted on the AFP developments proposed at Majura including that for the new and upgraded canine facilities. It had raised concerns about aircraft noise impacts but, in response to information from AFP regarding the planning and design for future residential accommodation, has written to the AFP in May 2006 to advise that it has have no objection to the AFP development proposals at Majura.

52 The neighbours at Avonley and the Willows have each been contacted in writing to advise them of the AFP plan to develop the full range of facilities proposed in the master plan for AFP Majura. They have been invited to provide comment and feedback. Further advice is being provided on the particular works proposed for the new canine facilities.

### **Revenue**

53 There will be no revenue derived from the proposed canine facilities.

## TECHNICAL INFORMATION

### Site Description

- 54 The site for the existing and proposed canine kennelling and training facilities, an area of about three hectares within its own perimeter security fence, is located in the south west corner of the 193.8 hectare AFP Majura site.
- 55 AFP Majura is situated on Majura Road approximately 3km south of the Federal Highway and 6km north of Fairbairn Avenue at the Canberra Airport. Located in the northern part of the Majura Valley the site is within an area of predominantly rural/bush character.

### Master Planning for Majura

- 56 In 2004 AFP had commissioned consultants to devise a master plan for the development of Block 622 Majura.
- 57 Areas identified as suitable for development were limited by various functional, environmental and cost constraints, including steep terrain, geology, flooding, erosion, fire safety, asset protection and new infrastructure costs as well as conservation, visual exposure, microclimate and site security issues. Seven topographic zones were identified.
- A proposed development control plan based on this work was submitted to the National Capital Authority and approved in July 2004.
- 58 In November 2004 AFP commissioned consultants to prepare a development strategy for the site which lead to a review of the 2004 Master Plan. The outcome was a revised master plan (the 2005 Master Plan) which was endorsed by the AFP Executive in February 2005
- 59 This master plan has incorporated the features of the site into the design, including
- Site topography and orientation
  - Landscape screening and wind breaks
  - Potential threat of bushfire due to the location of the pine plantation adjacent to the northwest site boundary
  - Site access from Majura Road
  - Indigenous artefact scatters north of Woolshed Creek
  - Historic sites including the historic remnant cottage and the Harman grave site
  - Acoustic consideration associated with aircraft noise
  - Flood potential of Woolshed Creek
  - Acoustic considerations associated with the driver training track.

- 60 In July 2005 a development control plan amendment was lodged with the National Capital Authority for approval.

### **Master Plan**

- 61 The endorsed master plan for the development of AFP Majura is based on a multi zone layout for the site that reflects AFP accommodation needs and provides flexibility for staged growth and possible future changes in facility needs. The seven site precincts are:
- Site 1 Driver training track
  - Site 2a Higher security training, operational training and support uses including firing ranges
  - Site 2b Reception Centre for external programs, operational training and support uses
  - Site 2c Lower security support facilities including an AFP Chapel.
  - Site 3 The Village Training Area
  - Site 4 East zone –landscaped buffer zone with scattered training tracks, outdoor recreation and specialist training facilities
  - Site 5 AFP Campus for staged development of general administration and support uses including IT and Forensics
  - Site 6 Dog training, mounted police, waste management and specialist use area
  - Site 7 Central zone.
- 62 These site precincts are illustrated in the Site Plan –Development Control Plan Drawing included with Drawings at the end of this Statement.
- 63 Both master plans retained the site for canine training facilities in the current location of AFP ACT dog training.
- 64 Future facilities envisaged in the master plan include:
- Office accommodation for staff in various AFP sub-groups including Records Management, Information Services, Forensic & Technical Services, International Deployment Group and Tactical Teams.
  - Non standard areas for the various groups including:
    - Theatrette/muster space, AFP chapel and staff amenities
    - Records management and criminal records
    - Library
    - Training college, parade ground and gymnasium
    - Firing ranges
    - Computer centre, IT workshop and rollout facilities,

- Forensic and Technical facilities, Australian Bomb Data Centre, training, storage, operations room and workshops, and technical services workshops
- National Operations Centre
- Tactical training site, and
- Driver training track.

### **Zoning and Approvals**

- 65 The site is on National Land for which the National Capital Authority (NCA), rather than the ACT Planning and Land Authority (ACTPLA), is the responsible authority.
- 66 AFP Majura is a block designated as “Educational Establishment” in the National Capital Plan and the Territory Plan. The Draft Canberra Spatial Plan suggests that within the next 15 years the area surrounding AFP Majura will be predominately Broadacre Industrial.
- 67 The principles and layout of the 2004 Master Plan were endorsed by the NCA, and the consequent Development Control Plan was approved in July 2004.
- 68 The revised Master Plan (2005) was discussed with NCA in February 2005, and included consideration of bushfire and flood issues associated with the northwest part of the site along with the deficiencies associated with the existing driver training track.
- In July 2005 the proposed amendment to the Development Control Plan (DCP) for the site was lodged with the NCA for approval
  - The location of proposed canine training facilities is unchanged from that shown in the approved Development Control Plan.
- 69 There have been ongoing consultations with the NCA about this amendment, with further technical information provided by AFP on aspects such as acoustic impacts, heritage impacts, environmental and other design considerations, traffic volumes and consultations with Canberra International Airport. NCA recently sought additional information and adjustment to the wording of the DCP in their consideration of the amendment. It has raised no issues on the proposed canine facilities.

### **Proposed facilities**

- 70 The proposed national AFP canine kennelling and training facility is an expansion of an existing AFP ACT facility at Majura and takes up functions previously managed at the APS facility in Sydney.
- 71 Existing facilities comprise dog kennels for 6 dogs; a small kennel management, feeding and grooming shed; 4 day runs; a shipping container for dog food storage and 2 isolation kennels. It is proposed to incorporate the existing kennels, dog runs and isolation kennels into the new expanded facility.



- 72 As already described the proposed facility will comprise:
- 40 new dog kennels, in separate kennels of 20 for drugs detection and 20 for explosives detection, along with their associated dog runs
  - 6 refurbished kennels
  - 10 new isolation kennels
  - 2 refurbished isolation kennels
  - 2 new quarantine kennels
  - An advanced training shed
  - Specialised facilities for workshops, magazines and vaults for storage of explosives, firearms and drugs
  - An extended and refurbished kennel management facility
  - A new building for combined training including accommodation for the ACT Community Policing Dog Team
  - Associated site works and infrastructure.

### **Site planning**

- 73 The existing canine facilities are located in the southwest corner of the AFP Majura block and can be reached by a gravel side road from the bridge access across the creek. Continued use of the gravel side road is necessary because the existing bitumen road that forms part of the current driver training circuit cannot be used when the circuit is in operation.
- When the driver training track is decommissioned and relocated to the northern end of the site, as proposed in the master plan, the southern part of the driver training circuit will be retained and used as the access road to the new canine facilities.
- 74 Due to the nature and functions of the canine facility, some of which may be incompatible with other proposed functions on the block, it was decided the expanded facilities should be constructed at the current location away from the rest of the development envisaged in the master plan.
- 75 Training and hygiene requirements have dictated the site planning and positioning of kennel buildings to prevent scent distractions and cross contamination.
- The new facilities have been arranged on the site to provide adequate separation of functions to ensure minimum cross contamination of dogs and trainers, to assist with the efficient training of the dogs in drug or explosives detection.
- 76 It is intended to keep the German Shepherds - principally used by the ACT Community Policing Dog Team for tracking, searching and apprehending offenders - at the northern end of the canine site in the existing 6 kennel facility. These kennels will be refurbished to bring them up to current standards.

- 77 The Labradors, which are used for drug and explosive/firearms detection, will be kennelled in the new facilities in the middle of the canine site. The drug dogs will be kept in one 20-kennel block and explosive/firearms dogs in the other 20-kennel block.
- 78 The new buildings have been set back from the Majura Road boundary to provide bushfire protection and to allow sufficient space for the development of screen plantings.
- 79 A secure perimeter fence, with adequate setback from the buildings and day runs, will enclose the entire canine facility. This fence will prevent other animals from approaching too close to the dogs. Automatic gates will control entry to the site. The main building and advanced training shed have been located near the main entrance to be more convenient for visitors.
- 80 It is envisaged that there could be up to 30 personnel on site during peak periods.
- 81 The proposed Site Plan for the canine development is included with Drawings at the end of this Statement.

### **Design concepts and features**

- 82 The building forms and materials are single storey, rural in character, durable and environmentally sound.
- 83 The major new building, the combined training and canine building, will contain accommodation for four training teams with classrooms, meals, and amenities. There will also be a small area dedicated to the ACT Community Policing Dog Team.
- 84 The advanced training shed will comprise a typical industrial building using common materials and finishes, with separate sections to accommodate:
- A mock up airport luggage conveyor
  - A simulation house
  - A simulation freight area with warehouse shelving, pallet racks, etc
  - Observation decks for trainers use
  - Workshop for preparation of simulations
  - Laundries for washing of simulations.
- 85 Alternative options for the reuse of the existing kennel management building were investigated, and it was decided to refurbish and expand it for continued use for kennel management functions.
- 86 The new dog kennels are to be constructed from metal-faced insulation sandwich panels on a concrete slab.

- Alternative materials have been investigated and the structural insulated metal faced system has been selected based on long term durability and hygiene
  - The building will be naturally ventilated and heated in winter utilising gas fired hydronic in-slab heating capable of conversion to solar heating.
  - The day runs will be provided with shading.
- 87 The drug vaults and explosives magazines will contain small quantities of materials for training purposes and will be constructed in accordance with AFP Operational Security standards and located at suitable distances from the kennels and advanced training shed.
- 88 Indicative sketch plans for the proposed facilities are included with Drawings at the end of this Statement.

### **Acoustics**

- 89 Acoustic assessments have been undertaken by a specialist consultant. In relation to noise intrusion from Majura Road and the proposed Majura Parkway, their advice is that the facilities proposed for AFP Majura can be designed to meet the Australian Standard AS2107:2000, which recommends satisfactory and maximum noise levels for building interiors.
- 90 An air traffic noise assessment concluded that there are no acoustic site conditions that would preclude the proposed development from complying with the relevant noise criteria. Air traffic noise from aircraft using the Canberra International Airport will be mitigated by a variety of techniques; design details and building materials will be selected to meet the criteria recommended by the relevant Australian standards.

### **Landscaping**

- 91 Located in the northern part of the Majura Valley, AFP Majura is within an area of predominantly rural/bush character. An 80m wide band of tall pine trees along the frontage to the site visually screens the site from Majura Road. This plantation is due to be harvested in 2011. Other areas of dense and scattered trees provide a bush character to the sides of Majura Road.
- 92 The canine facilities site is in a gently sloping grassed area with scattered trees.
- 93 Proposed landscaping to this site will include screen planting of trees and shrubs to provide wind protection and a visual buffer from Majura Road and from other areas of the AFP site. Limited hard and soft landscaping will be provided around buildings, roads and car parks within the site. Screen planting will involve careful selection of species suitable for use in areas that may be subject to bushfires.
- 94 A landscape master plan has been completed as part of the Master Plan Implementation Study undertaken in 2005, and the principles set down will be applied to the design of this proposal.

## **Bushfire Management**

- 95 The dense pine trees along Majura Road to the west of the site pose a fire hazard to existing and future development of the site. Fuel reduction zones around building areas have been proposed, with active protection measures recommended in a bushfire consultants' report (August 2005) for the overall site.
- 96 The pine plantation stops a little to the north of the canine site, and the new habitable buildings and dog kennels have been located as far as practicable to the south east of the site, away from the pines, and more than 80 metres from the main bushfire threat.
- 97 The design of the new facilities will take into account the advice of the bushfire consultant including application of the appropriate Australian standards.

## **Traffic**

- 98 The proposed works are small and will not lead to a significant increase in traffic both on and off the site. Access to and from the canine site will continue to use the existing gravel road until new infrastructure is in place as part of future implementation of the master plan.
- 99 Initial layouts for road infrastructure and parking are shown on the site plan.

## **Engineering services and infrastructure**

- 100 The main building will be naturally ventilated using electric actuator controlled opening louvers with security bars. The louvers will be connected to a building management system and local weather station which will control their opening and closing, allowing night purging when the outside conditions are suitable. In the event of a bush fire the building can be closed up by remote signal.
- Cooling will be provided by ceiling fans and split system air conditioning units.
  - Amenity areas will have exhaust ventilation in accordance with BCA requirements.
- 101 The existing facilities are connected to an on-site sewage treatment plant and the new and upgraded facilities will be connected to this plant which is currently being upgraded.
- Dog waste will be collected from the kennels and day runs, placed in industrial macerators and then flushed to the on site sewage treatment plant.
- 102 The kennels need to be cleaned and disinfected each day. The water used for this operation will be filtered, sterilized and recycled for the same use.
- 103 Rainwater falling on the building roofs will be captured and stored in tanks for toilet flushing and dog washing.

- 104 Gas boosted solar hot water heaters will provide the hot water for dog washing and the shower facilities in the buildings. Heating for the main building, kennels and breeding kennels will be provided by gas fired hydronic heating pipes in the insulated concrete floor slabs.
- 105 All buildings will be provided with first response fire fighting hose reels, smoke detection and alarm systems.
- 106 The perimeter of each building will be monitored and connected to a security alarm system.
- 107 Electricity will be provided from an existing substation recently installed nearby the canine facility.

### **Fire Protection and Security Measures**

- 108 The need for protection from fire is one of the key design issues for the location and design of facilities on the site. Bushfire protection has already been covered and all other fire protection measures will be in accordance with the provisions of the Building Code of Australia and other applicable codes and standards.
- 109 The new facilities will be provided with access control and security alarms linked into the existing AFP security and monitoring network.

### **Ecologically Sustainable Development (ESD)**

- 110 The AFP is committed to incorporate the principles of ESD into the development of the proposed works; and the following aspects are relevant to this development.
- 111 Planning principles –the site plan proposes that habitable buildings generally face north and south with east and west elevations minimized. The planting of landscaping buffers around the site perimeter are proposed to protect the site from prevailing winds and new kennels will be provided with windbreak fences. The site has been laid out to optimize road and service infrastructure.
- 112 Environmental design initiatives include natural ventilation for habitable buildings using electric actuator controlled opening louvers, use of ceiling fans, heating for the main buildings and kennels to be provided by gas fired hydronic heating pipes in the insulated concrete floor slabs, gas boosted solar hot water heaters, energy efficient lighting, access to natural views, zoned heating and cooling systems, appropriate internal noise level measures, careful selection of internal materials, rainwater collection and reuse on site, and recycling of kennel wash down water.
- 113 Energy conservation measures include thermal mass, in slab heating, efficient lighting systems, flexible lighting zones and switching, and gas boosted solar water heating.
- 114 Management and commissioning initiatives to ensure the buildings are run at optimum performance levels include an environmental management plan, a

waste management plan for the site, commissioning to ensure the building systems are fine tuned and operate efficiently over all seasons, provision of a building users guide for the occupants detailing building features and procedures for ESD building use and recycling procedures during occupation.

### **Child Care Provisions**

- 115 AFP is investigating ways of providing staff that will be working at Majura access to child care, and has various options under considerations. It will not be practicable to provide a facility on site because of the impact of aircraft noise, but off-site options could be attractive.

### **APPLICABLE CODES AND STANDARDS**

- 116 The design and construction of the proposed works will conform to the relevant sections of current Australian standards and codes, including the Building Code of Australia, as well as Commonwealth and Territory legislation.

### **Provisions for People with Disabilities**

- 117 The 2005 master plan takes into consideration the requirements of the codes and standards for people with disabilities, and the proposed works will be designed to the requirements of the Building Code of Australia and Australian Standard AS1428 Parts 1 and 2.

### **Occupational Health and Safety Measures**

- 118 AFP is committed to providing a healthy and safe workplace for its staff, contractors and visitors, and has OHS&R policy and procedures in place that will be applied to the new facilities at Majura.
- 119 The design and construction of the proposed works will be carried out in accordance with legislative requirements, and the National Code of Practice for the Construction Industry and the Australian Government Implementation Guidelines for the Code.

### **IMPACT ON THE LOCAL COMMUNITY**

- 120 The proposed works to upgrade and expand the existing canine facility are on a relatively remote part of a large site, and as such will have very limited impact on the local community. While there will be an increase in the numbers of staff and dogs using the site the increased impact of their operation on neighbours will not be significant.
- Traffic has been investigated for increases associated with implementation of the 2005 Master Plan and the proposals are acceptable to ACT Roads.
  - Noise generation by AFP has been investigated for increases associated with implementation of the overall master plan, and the proposals are deemed acceptable. It is not anticipated that the canine facility will be a source of noise that would affect locals.

- The existing sewerage treatment plant is being upgraded to cater for future facilities and will handle increased waste from the proposed facilities.
- Construction of the proposed works will provide work for the local building industry, and the new operations will place increased demand for services on local businesses.

### **PROJECT COSTS**

- 121 The cost for the proposed works is estimated at \$10.2 million (exclusive of GST) and includes for the cost of the facilities, infrastructure, consultant fees, design and construction contingencies and forecast escalation to completion. The estimate does not include for the cost of staff relocations, loose furniture, fittings and equipment.

### **PROJECT DELIVERY**

- 122 It is proposed that the project be delivered by project management using trade contracts, because of the need to have the facility progressively completed and operational over the period July to November 2007.

### **CONSTRUCTION PROGRAM**

- 123 The outline programme for construction of the proposed works is:

- |                                 |                        |
|---------------------------------|------------------------|
| • Referral to PWC               | June 2006              |
| • Construction start            | November 2006          |
| • Works progressively completed | July to November 2007. |

### **OTHER RELATED WORKS**

- 124 The AFP has the following work underway at their Majura site:
- Sewage Treatment Plant (STP) Upgrade: This medium work, to cost in the order of \$500,000, involves the purchase of a second hand STP to replace the existing dilapidated system. This work is not increasing the capacity, but upgrading the plant to meet EPA requirements; it is due for completion in September 2006.

## **DRAWINGS**

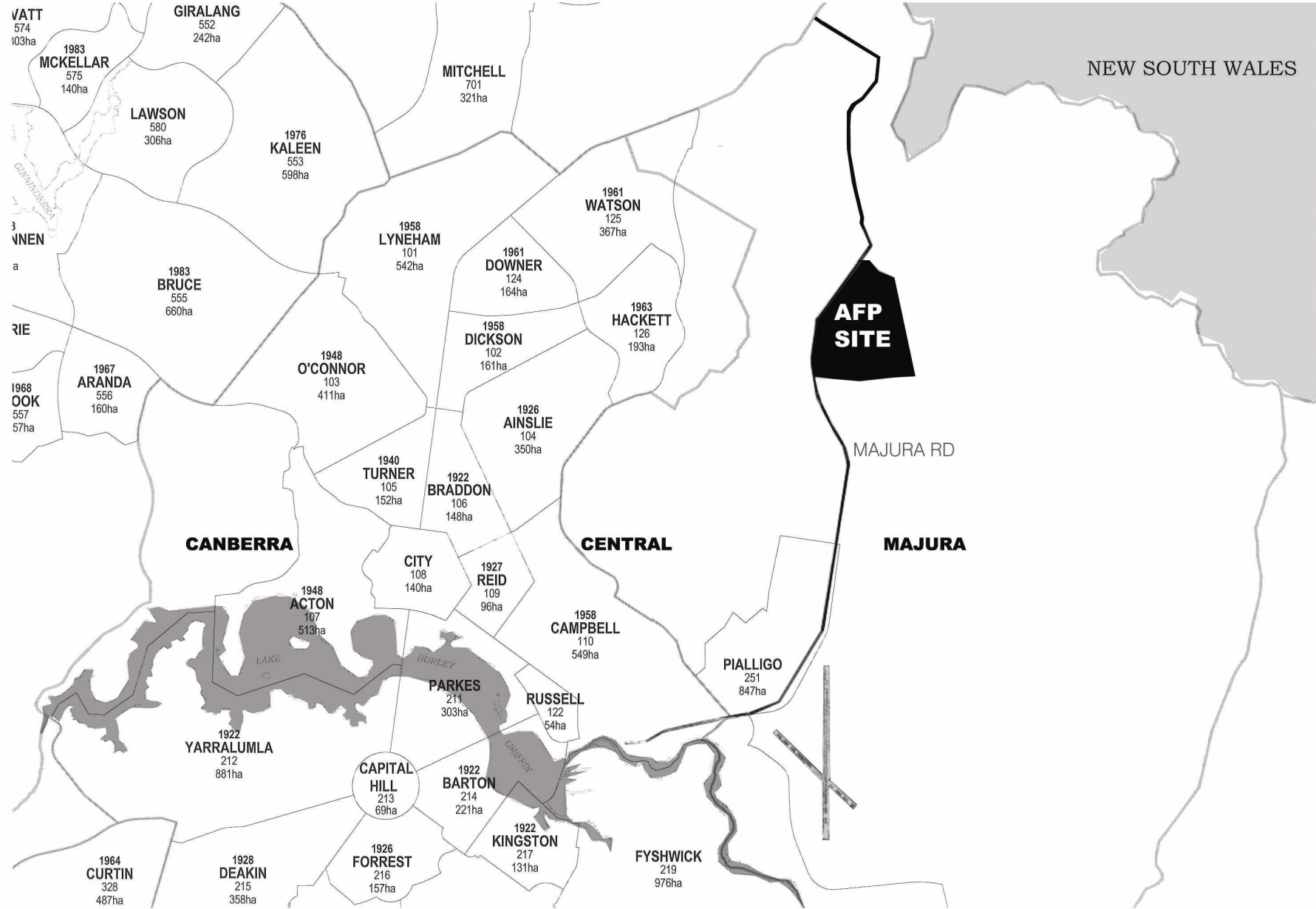
### **Locality Plan**

### **Site Plan –Development Control Plan Drawing**

#### **Canine Facilities**

- Site Plan
- New Training and Operations Building
- Kennels, Management and Training Buildings




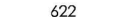
















# Site Plan – Development Control Plan Drawing

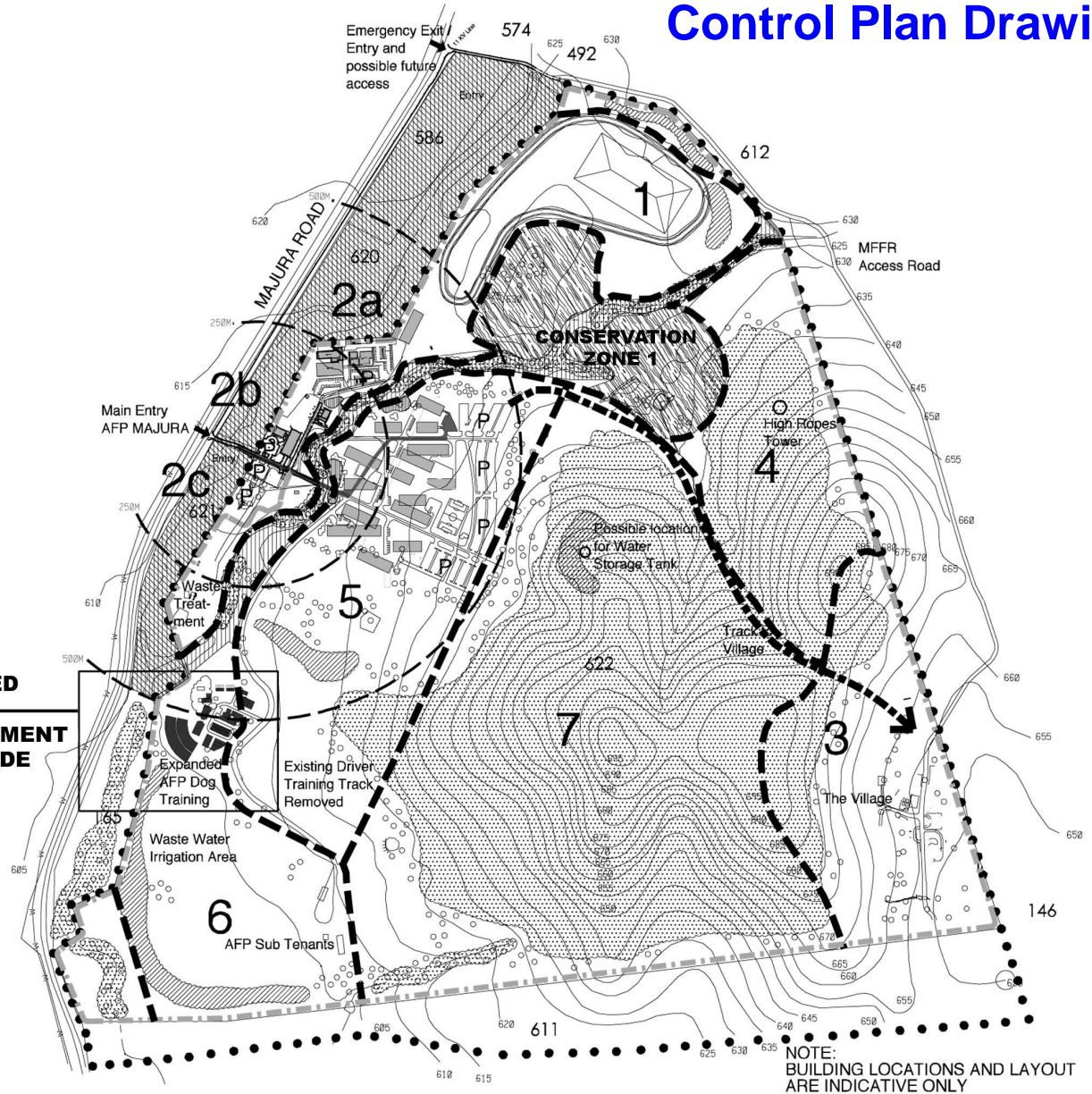
LEGEND :

-  BLOCK BOUNDARY
-  SITE PRECINCT BOUNDARIES
-  AREA OF DCP
-  BLOCK NUMBER
-  CREEK LINE CONSERVATION ZONE
-  1:100 YEAR FLOOD ZONE
-  DENSE PINE PLANTATION
-  CONSERVATION ZONE 1
-  EUCALYPT WOODLAND REGENERATION ZONE FOR WINDBREAK AND VISUAL SCREENING
-  STORMWATER PONDS AND SWALES
-  ENTRY POINT ISOCHRONES (250M INCREMENTS)
-  CREEK LANDSCAPE REINSTATEMENT ZONE
-  PARKING ZONE
-  NATURAL REVEGETATION TO THE RIDGE

SITE PRECINCTS:

- 1. - DRIVER TRAINING TRACK
- 2a. - HIGH SECURITY TRAINING FACILITIES INCLUDING FIRING RANGES
- 2b. - RECEPTION CENTRE
- 2c. - ANCILLARY FACILITIES INCLUDING CHAPEL
- 3. - THE VILLAGE TRAINING CENTRE
- 4. - EAST ZONE
- 5. - AFP CAMPUS  
BUILDING LAYOUTS ARE INDICATIVE OF THE MASTER PLAN OBJECTIVES
- 6. - DOG TRAINING
- 7. - CENTRAL ZONE

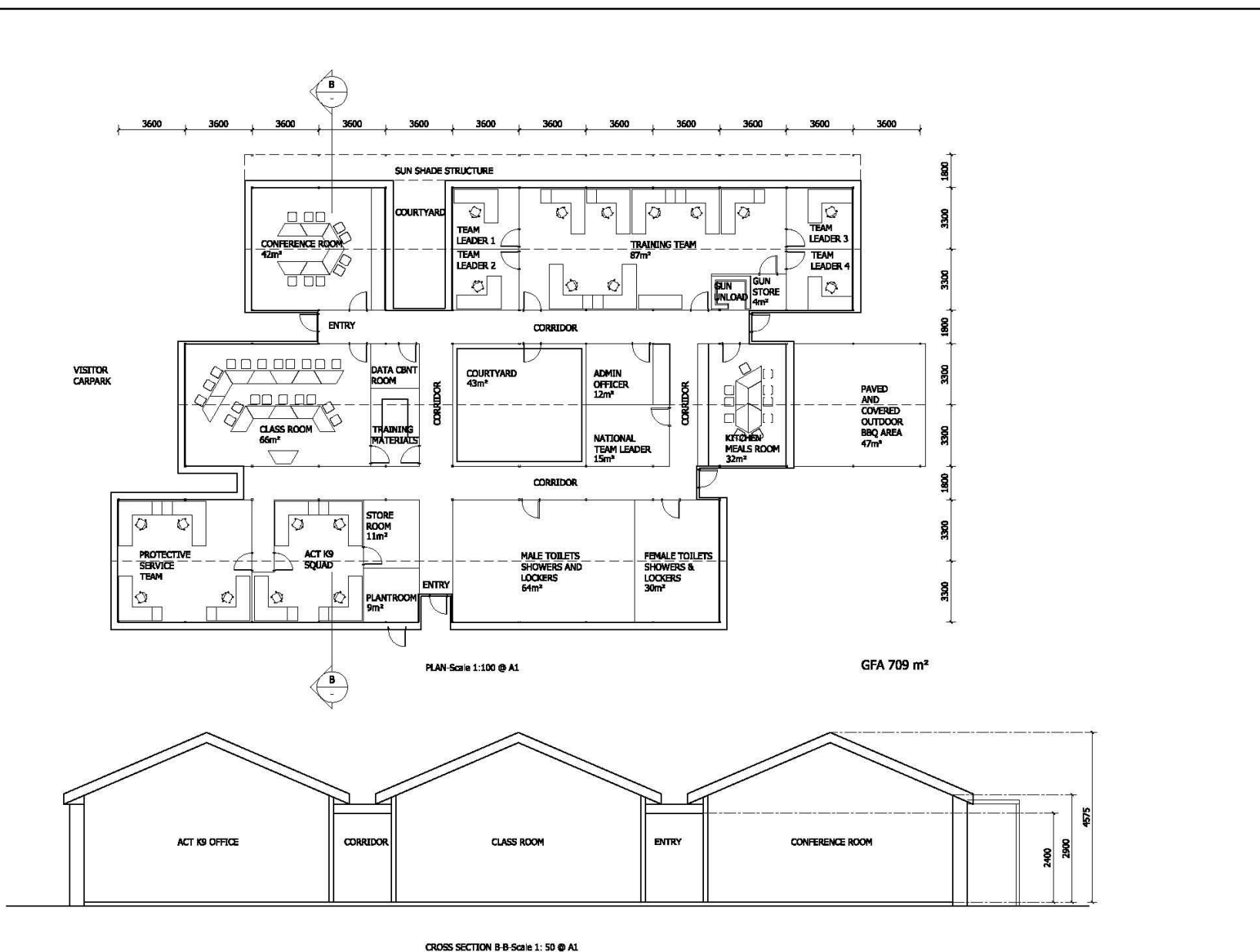
**PROPOSED CANINE DEVELOPMENT & UPGRADE**









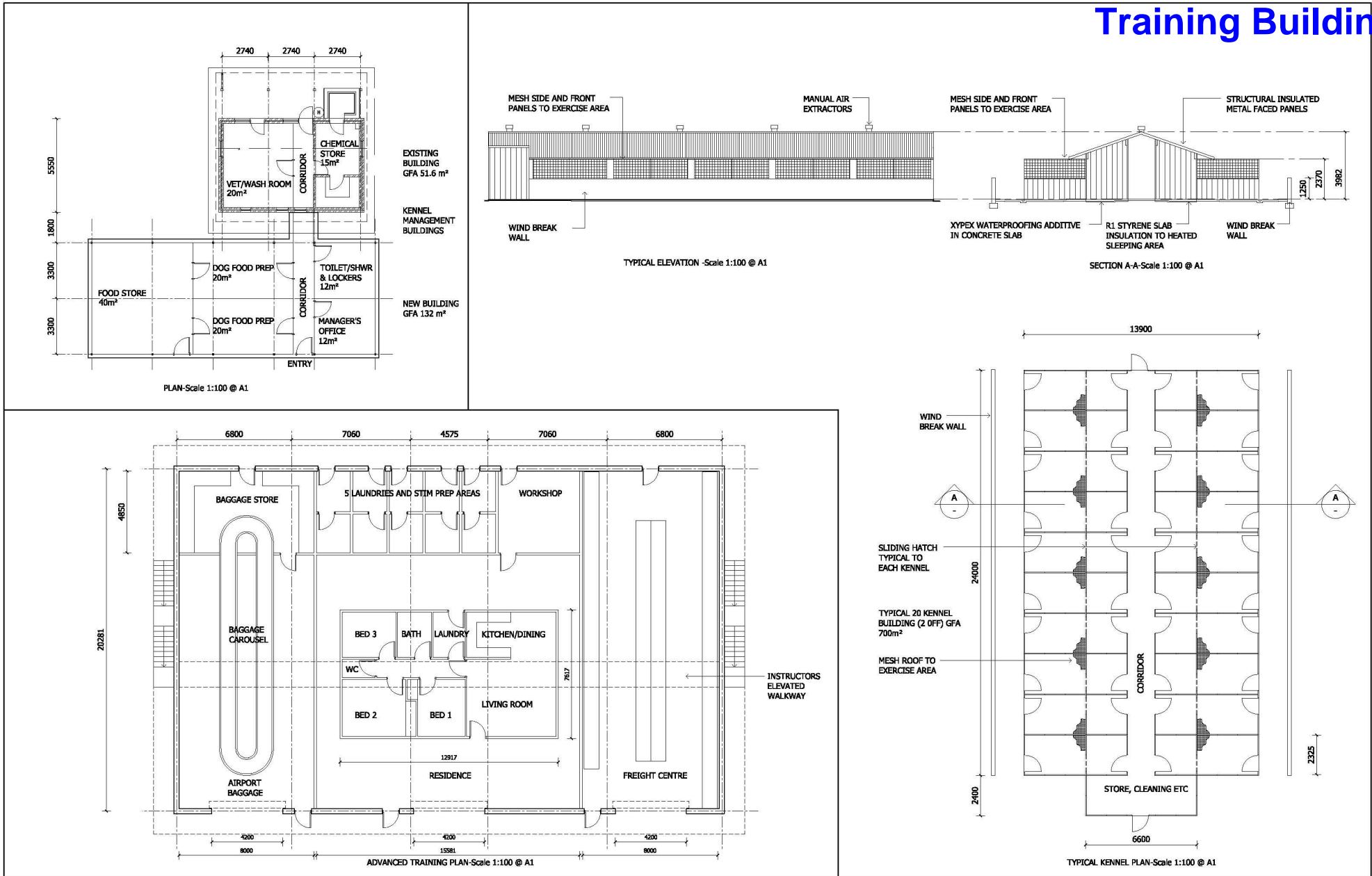


Amendments			Amendments				Copyright This document is the property of GIC. It is not to be copied, reproduced, or used for any purpose other than that authorized by the GIC. It is to be destroyed when no longer required. GIC is not responsible for any loss or damage to any property or information contained herein.	Designed by GIC Drawn by GIC Verified by COLLEEN JACKSON Authorised by COLLEEN JACKSON	Project Manager Project & construction manager 18 Barrier Street Pyrmont NSW 2009 Ph: (02) 6330 7033 Fx: (02) 6330 7050	Client AUSTRALIAN FEDERAL POLICE CANBERRA	Project NEW CANINE FACILITY BLOCK 622 MAJURA ACT	Drawing Title		Drawing No. <b>SK02</b> Revision <b>(2)</b>
No	Description	Date	No	Description	Date							Scale	Date	
1	Pre-tender Issues	08.05.05				As Shown	09.05.05							
2	Revised Brief	23.09.05				0424								





# Kennels, Management and Training Buildings



<b>Amendments</b> <table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Preliminary Issue</td> <td>09.05.05</td> </tr> <tr> <td>2</td> <td>Revised Brief</td> <td>23.09.05</td> </tr> <tr> <td>3</td> <td>Amended-Advanced Training Plan added</td> <td>23.05.06</td> </tr> <tr> <td>4</td> <td>Advanced Training Plan Amended</td> <td>31.05.06</td> </tr> </tbody> </table>		No	Description	Date	1	Preliminary Issue	09.05.05	2	Revised Brief	23.09.05	3	Amended-Advanced Training Plan added	23.05.06	4	Advanced Training Plan Amended	31.05.06	<b>Amendments</b> <table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No	Description	Date				<p>N</p>	<p>Copyright This document is the property of Collard Clarke Jackson, Canberra. It is to be used only for the purposes intended for its use. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Collard Clarke Jackson.</p>	<p>Designed by GJC Drawn by GJC Verified by GJC Authorised by</p>	<p>Project Manager <b>manteena</b> project &amp; construction managers 84 Banner Street Pyrmont NSW 2009 Ph: (02) 6280 7633 F: (02) 6280 7670</p>	<p>Client <b>AUSTRALIAN FEDERAL POLICE</b>  <b>CANBERRA</b></p>	<p>Project <b>NEW CANINE FACILITY</b>  <b>BLOCK 622 MAJURA ACT</b></p>	<p>Drawing Title <b>KENNELS, MANAGEMENT AND TRAINING BUILDINGS</b> Scale As Shown Date 09.05.05 Project No. 0424 Dwg No. <b>SK03</b> Revision (4)</p>
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