



Australian Government
Department of Defence
Estate and Infrastructure Group

Brigadier M.J. Galton, DSC
Director General
Capital Facilities and Infrastructure Brindabella
Business Park (BP26-1-100)
PO Box 7925
CANBERRA BC ACT 26100

DGCFI-ID/OUT/2021/BS18472083

Mr Rick Wilson MP

Chair

Parliamentary Standing Committee on Public Works

Parliament House

CANBERRA ACT 2600

Dear Mr Wilson,

**COMMUNITY CONSULTATION REPORT:
NORTH QUEENSLAND MID-TERM REFRESH PROGRAM: RAAF BASE
TOWNSVILLE, TOWNSVILLE FIELD TRAINING AREA, HMAS *CAIRNS***

This letter is to inform the Parliamentary Standing Committee on Public Works of the nature and extent of community consultation undertaken by the Department of Defence as part of the North Queensland Mid-Term Refresh Program (the Project). This program of works comprises three discrete projects across three separate Defence sites in North Queensland: RAAF Base Townsville, HMAS *Cairns*, and Townsville Field Training Area.

The aim of the consultation was to ensure the community, base residents and other stakeholders were:

- well informed about the Project's details; and,
- provided the opportunity to raise concerns or seek further information such that, wherever feasible, Defence could address these in its program of works.

Defence's stakeholder and community consultation activities, listed below, were delivered in accordance with the Project's comprehensive community engagement strategy. These activities included:

- Advertising Community Consultation sessions in local newspapers. A list of the publications and copies of advertisements are at [Annex A](#);
- On 13 October 2020, distributing approximately 200 project flyers via letter box drop to households and businesses within the neighborhoods surrounding RAAF Base Townsville. A copy of the newsletter and the distribution area are at [Annex B](#).

This action was not considered necessary at HMAS *Cairns* due to project scope (underground works only) and its siting in an industrial area.

This action was also considered not necessary at the Townsville Field Training Area due to its remote location.

- Inviting key stakeholders to receive a personal briefing about the Project, including State and Federal Members of Parliament, State Departments and Authorities, Local Government and Community Groups. A list of key stakeholders and summary of communications is at Annex C, and an example of the letter of invitation is at Annex D.
- Conducting five Community Information Sessions near the three proposed work locations – two in Townsville, two in Cairns and one in Charters Towers. Levels of attendance and types of information Defence provided at these sessions is provided at Annexes E and F.
- Attendance and communications at the industry sessions were recorded and community members were given the opportunity to request further information regarding the Project via email address NQMTR.PDSAUS@ap.jll.com. A summary of communication and email correspondence up to 04 May 2021 is included in Annex G.
- Project presentation at the Townsville Industry Breakfast, through the Queensland Department of State Development, Tourism and Innovation Defence Hub on 30 September 2020.
An additional industry presentation was held in Cairns on 6 May 2021. With another scheduled in the North Queensland region in September 2021.

Defence's consultation activities are ongoing, particularly the briefings to Local, State and Federal members of government. There remains some possibility that unexpected travel restrictions imposed by the COVID-19 pandemic may occur, in which case remaining briefings would be conducted by videoconferencing or telephone. The outcomes of any outstanding briefings can be advised at the Hearing.

Defence has not been made aware of any objections to the proposed works at any of the three project locations.

Yours sincerely,



M. J. GALTON, DSC

Brigadier

May 2021

Annexes:

- A. Newspaper Advertisements
- B. Project Flyer and Distribution Zone for Letterbox Drops Surrounding RAAF Base Townsville, Queensland
- C. Summary of Key Stakeholder Communications
- D. Example of Letter Invitation to Key Stakeholders
- E. Summary of Community Consultation and Industry Briefing Sessions
- F. Community Consultation Sessions Supporting Resources
- G. Community Consultation Correspondence, as at 6 May 2021

NEWSPAPER ADVERTISEMENTS

Advertisements were lodged in the following publications:

Barracks	Publication	Delivery Area	Date Published
RAAF Base Townsville	Townsville Bulletin	Local	13 and 17 March 2021
Townsville Field Training Area	Townsville Bulletin	Local	13 and 18 March 2021
HMAS <i>Cairns</i>	Cairns Post	Local	13 and 17 March 2021

The advertisement content for publications on 13 March 2021 is shown on the following three pages.



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CLASSIFIEDS

TRIBUTES

MARKETPLACE


TRADES

REAL ESTATE

VEHICLES

Community Consultation | North Queensland Mid-Term Refresh Program



 13/3/2021



Australian Government
Department of Defence

RAAF Base Townsville 30 and 31 March 2021

The Department of Defence will be holding two community consultation sessions in Townsville regarding the proposed North Queensland Mid-Term Refresh Program, which includes works at RAAF Base Townsville.

The first consultation session will be held on 30 March 2021 from 5pm to 7pm at the Townsville RSL Club located at 139 Charters Towers Rd, Hermit Park.

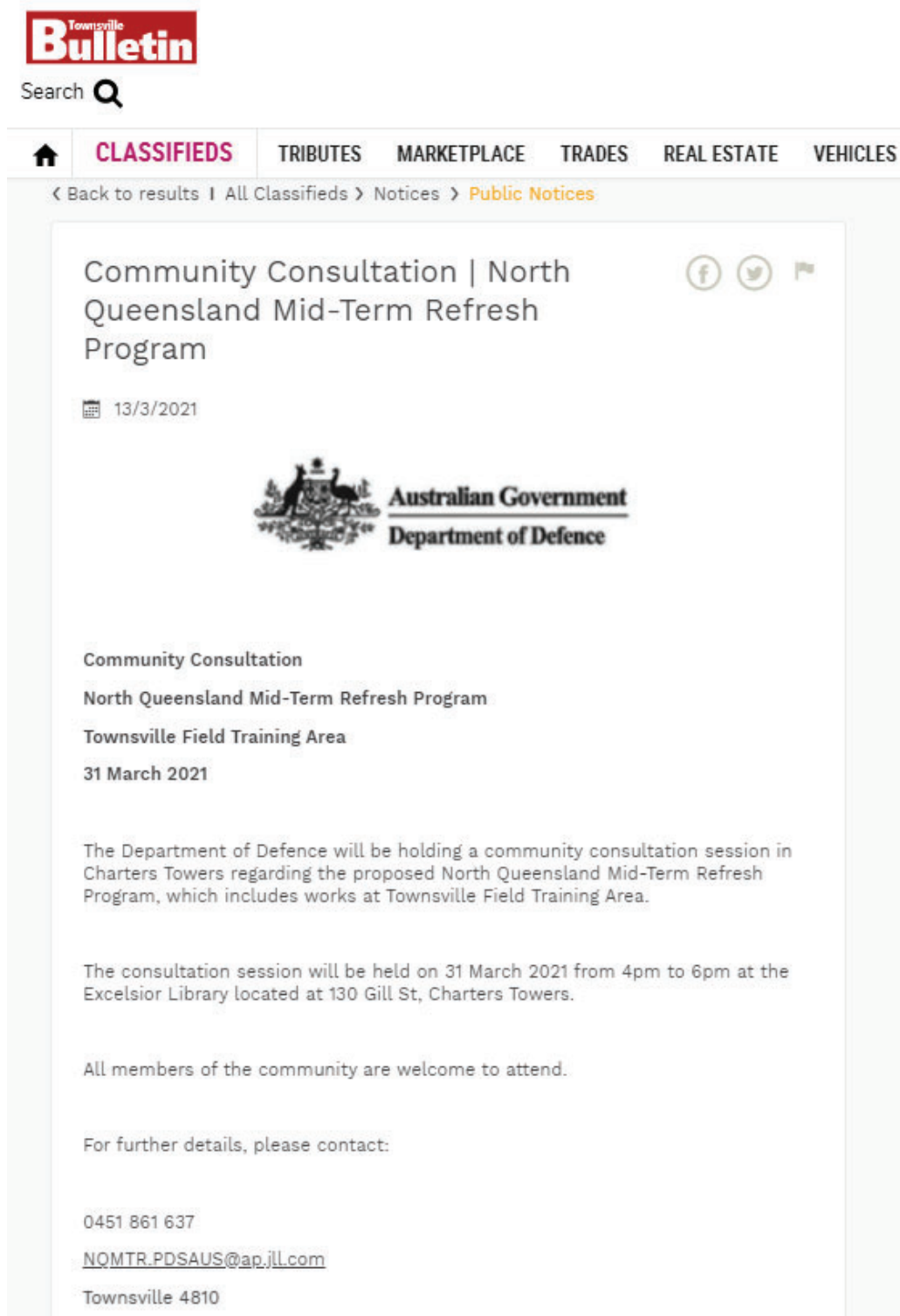
The second consultation session will be held on 31 March 2021 from 8am to 10am at Strand Park, North Ward, near the basketball court. All members of the community are welcome to attend.

For further details, please contact:
0451 861...

NQMTR.PDSAUS@ap.jll.com


Townsville 4810

Figure A1 - The Townsville Bulletin (for RAAF Base Townsville)



The screenshot shows a web page from the Townsville Bulletin. At the top, there is a red logo for 'Townsville Bulletin' and a search bar. Below the logo, a navigation bar includes links for 'CLASSIFIEDS', 'TRIBUTES', 'MARKETPLACE', 'TRADES', 'REAL ESTATE', and 'VEHICLES'. A breadcrumb trail reads '< Back to results | All Classifieds > Notices > Public Notices'. The main article is titled 'Community Consultation | North Queensland Mid-Term Refresh Program' and is dated '13/3/2021'. It features the Australian Government Department of Defence logo. The text of the article states that a community consultation session will be held on 31 March 2021 at the Excelsior Library, 130 Gill St, Charters Towers, regarding the proposed North Queensland Mid-Term Refresh Program. It also provides contact information for further details.




Townsville Bulletin


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Community Consultation | North Queensland Mid-Term Refresh Program

 13/3/2021

 **Australian Government**
Department of Defence

Community Consultation
North Queensland Mid-Term Refresh Program
Townsville Field Training Area
31 March 2021

The Department of Defence will be holding a community consultation session in Charters Towers regarding the proposed North Queensland Mid-Term Refresh Program, which includes works at Townsville Field Training Area.

The consultation session will be held on 31 March 2021 from 4pm to 6pm at the Excelsior Library located at 130 Gill St, Charters Towers.

All members of the community are welcome to attend.

For further details, please contact:

0451 861 637
NQMTR.PDSAUS@ap.jll.com
Townsville 4810

Figure A2 - The Townsville Bulletin (for Townsville Field Training Area)

Cairns Post

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Community Consultation | North Queensland Mid-Term Refresh Program



 13/3/2021



Australian Government
Department of Defence

HMAS

Cairns 29 and 30 March 2021

The Department of Defence will be holding two community consultation sessions in Cairns regarding the proposed North Queensland Mid-Term Refresh Program, which includes works at HMAS Cairns.

The first consultation session will be held on 29 March 2021 from 5pm to 7pm at the Spinal Life Healthy Living Centre located at 2-4 Smith St, Cairns North.

The second consultation session will be held on 30 March 2021 from 8.30am to 10.30am at Cairns City Library, 151 Abbott St, Cairns City. All members of the community are welcome to attend.

For further details, please contact:

0451 861...

NQMTR.PDSAUS@ap.jll.com

Cairns 4870

Figure A3 - The Cairns Post (for HMAS Cairns)

ANNEX B TO
BS18472083
MAY 2021

PROJECT FLYER (LETTERBOX DROPS) SURROUNDING RAAF BASE TOWNSVILLE, QUEENSLAND

The following inserts are a copy of the Project Flyer and the neighborhoods where the flyers were issued by Defence.

PROJECT WORKS INFORMATION NOTICE

North Queensland Mid-Term Refresh RAAF Townsville, Ingham Road, Garbutt QLD 4814

The following works are due to commence between **June 2021 – December 2022**.

Note: All dates listed above are subject to Parliamentary Approval of the Project.

UPCOMING WORKS

Construction of a new Transit Accommodation Building adjacent to existing Live in Accommodation (LIA) Buildings on the Base (along the Crowder Street fenceline), which will potentially encompass:

- Similar look and feel to existing LIA Buildings on site
- Building which is approximately 51m long, and 12m high
- Building to contain accommodation facilities, kitchens, bathrooms and the like
- Additional carparking and landscaping also constructed around the building precinct.

TRAFFIC AND COMMUNITY UPDATES

Subject to Parliamentary Approval, works are anticipated to commence mid-2021.

Construction hours on the project are anticipated to be:
07:00 – 18:00 Monday - Friday
07:00 – 14:00 Saturday

Noise, dust and vibration will be managed throughout the construction period and in accordance with relevant Defence, Legislative and local authority requirements.



CONTACTS AND ENQUIRIES

The project team are committed to keeping residents in the immediate area informed concerning works on this project site. If you have any queries or concerns, please do not hesitate to contact our team:

Name: Simone Papp
Position: Senior Project Manager - Jones Lang LaSalle
Phone: [REDACTED]
Email: simone.papp@ap.jll.com



NORTH QUEENSLAND MIDTERM REFRESH

**ANNEX B TO
BS18472083
MAY 2021**

**DISTRIBUTION ZONE
(LETTERBOX DROPS SURROUNDING RAAF BASE TOWNSVILLE, QUEENSLAND)**



SUMMARY OF KEY STAKEHOLDER COMMUNICATIONS

Name / Organisation	Position	Brief Requested	Notes
Mr Bob Katter MP	Federal Member for Kennedy	No	<p>18 March 21 - Defence emailed a letter to Mr Bob Katter MP, the Federal Member for Kennedy, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>19 March 21 - Nadia Cowperthwaite from Mr Katter's office requested a list of companies that will be undertaking the works. On the same day, JLL (PMCA) responded, noting that works were proposed and subject to parliamentary approval. PMCA also advised that subject to project approval, the Managing Contractor (Joint Venture FKG and AECOM) will conclude design and commence contractor procurement action.</p> <p>28 April 21 – Defence provided Mr Katter the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p>
Mr Bob Manning OAM	Mayor of Cairns Regional Council	No	<p>18 March 21 - Defence emailed a letter to Mr Bob Manning OAM, the Mayor of Cairns, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>22 March 21 - Finocchio Angelo from Cairns Regional Council accepted the invitation to the public consultation and confirmed his attendance to the Cairns Library session at 0830hrs on 30 March 2021.</p> <p>28 April 21 – Defence provided Mr Manning the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p>

**ANNEX C TO
BS18472083
MAY 2021**

Name / Organisation	Position	Brief Requested	Notes
Mr Curtis Pitt MP	Federal Member for Mulgrave	Yes	<p>18 March 21 - Defence emailed a letter to Mr Curtis Pitt MP, the Federal Member for Mulgrave, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>26 March 21 - Defence continues to liaise with Mr Pitt's office to facilitate a personalised briefing.</p> <p>28 April 21 – Defence provided Mr Pitt the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p>
Mr Frank Beveridge	Mayor of Charters Towers Regional Council	No	<p>25 March 21 - Defence emailed a letter to Mr Frank Beveridge, the Mayor of Charters Towers, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>25 March 21 -Mr Beveridge confirmed his attendance to the Charters Towers Session and no other separate meeting was requested.</p> <p>28 April 21 – Defence provided Mr Beveridge the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p>
Mr George Christensen MP	Federal Member for Dawson	Yes	<p>18 March 21 - Defence emailed a letter to Mr George Christensen MP, the Member for Dawson, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>07 April 21 – Ms Megan Kerr From Mr Christensen's office confirmed Mr Christensen will not be seeking a personal briefing, and any further requests that may arise will be directed to Defence.</p> <p>28 April 21 – Defence provided Mr Christensen with the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p> <p>To date, Defence has not received any further requests.</p>

**ANNEX C TO
BS18472083
MAY 2021**

Name / Organisation	Position	Brief Requested	Notes
Cr Jenny Hill	Mayor of Townsville City Council	No	<p>18 March 21 - Defence emailed a letter to Cr Jenny Hill, the Mayor of Townsville, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>25 March 21 - Ms Holly Boshworth noted that Acting Mayor Mark Molachino will be attending the Strand Information session on 31 March 2021.</p> <p>28 April 21 – Defence provided Cr Hill’s office with the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p> <p>To date, Defence has not received any further requests.</p>
Mr Leslie Walker MP	State Member for Mundingburra	No	<p>18 March 21 - Defence emailed a letter to Mr Leslie Walker MP, the State Member for Mundingburra, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>22 March 21 - Ms Julie Coats confirmed Mr Walker will be attending the consultation on 30 March 2021.</p> <p>28 April 21 – Defence provided Mr Walker with the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p> <p>To date, Defence has not received any further requests.</p>
Mr Michael Healy MP	State Member for Cairns	No	<p>18 March 21 - Defence emailed a letter to Mr Michael Healy MP, the State Member for Cairns, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p>

**ANNEX C TO
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MAY 2021**

Name / Organisation	Position	Brief Requested	Notes
			<p>25 March 21 - Ms Judy Marshall sent apologies on behalf of Mr Healy noting he will not be able to attend the consultation session, and that should further information be required, Mr Healy would contact Defence.</p> <p>28 April 21 – Defence provided Mr Healy with the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p> <p>To date, Defence has not received any further requests.</p>
Mr Phillip Thompson OAM, MP	Federal Member for Herbert	No	<p>18 March 21 - Defence emailed a letter to Mr Phillip Thompson OAM, MP, the Federal Member for Herbert, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>18 March 21 - Receipt of information was acknowledged.</p> <p>28 April 21 – Defence provided Mr Thompson with the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p> <p>To date, Defence has not received any further requests.</p>
Mr Robert Katter MP	State Member for Traeger	No	<p>18 March 21 - Defence emailed a letter to Mr Robert Katter MP, the State Member for Traeger, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>29 March 21 – Mr Katter’s office confirmed he was unable to attend the sessions due to his movement being restricted by a 3-day lockdown imposed by the Queensland Government in response to emerging COVID-19 risk in the Brisbane area.</p> <p>28 April 21 – Defence provide Mr Katter with the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p> <p>To date, Defence has not received any further requests.</p>

**ANNEX C TO
BS18472083
MAY 2021**

Name / Organisation	Position	Brief Requested	Notes
Mr Scott Stewart MP	State Member for Townsville	No	<p>18 March 21 - Defence emailed a letter to Mr Scott Stewart MP, the State Member for Townsville, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>18 March 21 - Mr Stewart's office acknowledged receipt of the invitation.</p> <p>28 April 21 – Defence provided Mr Stewart with the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p> <p>To date, Defence has not received any further requests.</p>
Mr Warren Entsch MP	Federal Member for Leichhardt	No	<p>18 March 21 - Defence emailed a letter to Mr Warren Entsch MP, the Federal Member for Leichhardt, that detailed project information, contact information, the offer of a personal briefing and an invitation to the community consultation session.</p> <p>25 March 21 - Ms Tamara Srhoj confirmed she will be attending the Cairns Library session on behalf of Mr Entsch. Ms Srhoj attended the public consultation and posted photos on Mr Entsch's facebook page to encourage locals to attend the session.</p> <p>28 April 21 – Defence provided Mr Entsch with the relevant Project link on the Parliament of Australia (aph.gov.au) website.</p> <p>To date, Defence has not received any further requests.</p>

EXAMPLE OF LETTER INVITATION TO KEY STAKEHOLDERS

All key stakeholders in Annex C were issued personal letters, per the example below.



Kar Leng Chiu
Project Director – North Queensland
Capital Facilities and Infrastructure Branch
Brindabella Business Park BP26-1-C055
CANBERRA ACT 2600

CFI-ID/OUT/2021/BS18433217

The Hon. Phillip Thompson OAM, MP
House of Representatives
Via email: Phillip.Thompson.MP@aph.gov.au

BY EMAIL

Dear Mr Thompson,

NORTH QUEENSLAND MID-TERM REFRESH PROGRAM – RAAF BASE TOWNSVILLE AND TOWNSVILLE FIELD TRAINING AREA

I am writing to you on behalf of the Department of Defence regarding upcoming activities for the North Queensland Mid-Term Refresh Program (the Program). In particular, the proposed works in and near your electorate, at RAAF Base Townsville and Townsville Field Training Area, respectively.

The general purpose of the Program is to provide maintenance and upgrade works to support Defence capability in the North Queensland Region. The \$111.2 million Program is proposing to deliver three North Queensland Projects, being works at RAAF Base Townsville, HMAS Cairns and Townsville Field Training Area.

The proposed works for RAAF Base Townsville include services works to firefighting systems, potable water infrastructure, electrical systems, fire protection equipment and ICT systems. In addition, refurbishment of existing working accommodation structures and construction of a new transit Living-In Accommodation building.

The proposed works for Townsville Field Training Area include services works to electrical, hydraulic, sewerage, ICT and stormwater infrastructure; and construction of a new entry point at the southern end of the site, in the Fanning Sector near Dotswood-Mingela Road.

Subject to Parliamentary approval, construction is proposed to commence towards the end of this year, with completion scheduled in 2023.

The Department will be holding Public Information Sessions at two cities and a township location to outline the Program's proposed works:

<u>Cairns</u>	
Mon 29 March 2021	Spinal Life HLC
	5pm - 7pm
2-4 Smith St, North Cairns	

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**ANNEX D TO
BS18472083
MAY 2021**

<u>Cairns</u>		
Tue 30 March 2021	Cairns City Library 151 Abbott St, Cairns City	8.30am - 10.30am
<u>Townsville</u>		
Tue 30 March 2021	Townsville RSL 139 Charters Towers Rd Hermit Park	5pm - 7pm
<u>Townsville</u>		
Wed 31 March 2021	Strand Park, North Ward (near the basketball court)	8am-10am
<u>Charters Towers</u>		
Wed 31 March 2021	Excelsior Library 130 Gill St, Charters Towers	4pm - 6pm

The Department's submission, the Statement of Evidence, to the Parliamentary Standing Committee on Public Works (PWC), will be sent as a link in a follow up correspondence.

If you would like any additional information or seek to meet with the Program team regarding the proposed works, please feel free to contact the Program Manager, [REDACTED]

[REDACTED] via NQMTR.PDSAUS@ap.jll.com or on [REDACTED]

Yours faithfully,

[REDACTED]

Kar Leng Chiu
Project Director – North Queensland

17 March 2021

SUMMARY OF COMMUNITY CONSULTATION AND INDUSTRY BRIEFING SESSIONS

Defence conducted the following five Community Consultation Sessions. All were conducted near each of the three proposed work locations as summarised in the table below:

Date	Work Location	Venue	Time	Attendees
29 March 2021	HMAS <i>Cairns</i>	Cairns Spinal, 2-4 Smith Street, North Cairns	16:30-19:30	3
30 March 2021	HMAS <i>Cairns</i>	Cairns City Library, 151 Abbott St, Cairns City	08:30-11:00	7
30 March 2021	RAAF Base Townsville	Townsville RSL, 139 Charters Towers Road Hermit Park	17:00 – 19:00	6
31 March 2021	RAAF Base Townsville	Townsville Strand, near the Basketball Courts	08:00-10:00	9
31 March 2021	Townsville Field Training Area	Excelsior Library, 130 Gill St, Lissner	16:00 – 18:00	7

These five sessions were advertised in local newspapers as shown in [Annex A](#). Defence also conducted a letterbox drop of leaflets for the works at RAAF Base Townsville as shown in [Annex B](#).

Feather boards were on display at each session to depict project details and flyers were made available to attendees, both shown in [Annex F](#).

Attendance included members from the public, industry and officials from the local Councils and Electorate offices. The comments received were predominantly enquiries from contractors seeking information on how they could become involved in the Project delivery and what packages were available for tendering.

At each consultation session, attendees were invited to provide their contact information so their comments could be recorded in writing and follow up emails could be sent with more details about the Project. On the 21 April 2021, follow up emails were sent to those that provided addresses, and included the link to the Parliament of Australia website containing Defence's Statement of Evidence.

The general queries asked in the consultation sessions were mainly relating to noise, contamination and management of construction activities, as detailed in [Annex G](#) with responses detailed.

In Charters Towers, one local member of the public raised concerns around the proposed works at Greenvale near Townsville Field Training Area and what has been done in that area to mitigate pathogens in the Burdekin catchment area. The local member raised questions in relation to the Australian Singapore Military Training Initiative (ASMTI) Project and at the session, Defence's Project Team took these on notice for response. Defence emailed the responses to the local member on the 19 April 2021. The email response included the ASMTI email address where the member could raise any future concerns about the Greenvale works. The member had no queries regarding the North Queensland Mid Term Refresh Program.

In Townsville, Defence received an email to the Project mailbox from a long-term resident of Garbutt, where RAAF Base Townsville is situated. This local resident was unable to attend the consultation sessions scheduled for Townsville due to the Queensland Government's lockdown restrictions in response to an emerging COVID-19 risk. The query related specifically to management of PFAS. Defence's Project team advised the resident that for RAAF Base Townsville, no PFAS would be taken off site and where possible, excavated material will be replaced back in the ground where it was removed and any excess spoil will be adaptively reused on the Base. The resident had no follow up issues after the provided response but noted that he may submit a submission for the Project on the Parliament House website.

The Managing Contractor has also been active in the local Townsville region to engage with local businesses. On 30 September 2020, the Managing Contractor held local industry engagement sessions in Townsville, through the Queensland Department of State Development, Tourism and Innovation Defence Hub. 176 stakeholders attended this session in person, with a further 60 joining via webinar.

In Cairns in March 2021, the Managing Contractor also delivered an industry engagement session. The session included an updated description of the Project, as had been presented in Townsville. On 6 May 2021, the Managing Contractor held local industry engagement sessions in Cairns, through the Queensland Department of State Development, Tourism and Innovation Defence Hub. 160 stakeholders attended this session in person.

The Queensland Department of State Development, Tourism and Innovation Defence Hub have planned further industry engagement sessions in Townsville and Cairns in September this year, with the Managing Contractor stated to attend and present.

COMMUNITY CONSULTATION SESSIONS SUPPORTING RESOURCES

NORTH QUEENSLAND MID-TERM REFRESH PROGRAM

FKG/AECOM and JLL in partnership with the Department of Defence respectfully acknowledge the Traditional Custodians of the lands – both past and present

Aim of the Program

To meet essential short-term base sustainment needs at three Defence Bases in North Queensland. This will be achieved by providing vital estate maintenance and upgrades to support capability at all three sites.

Location of the proposed works:

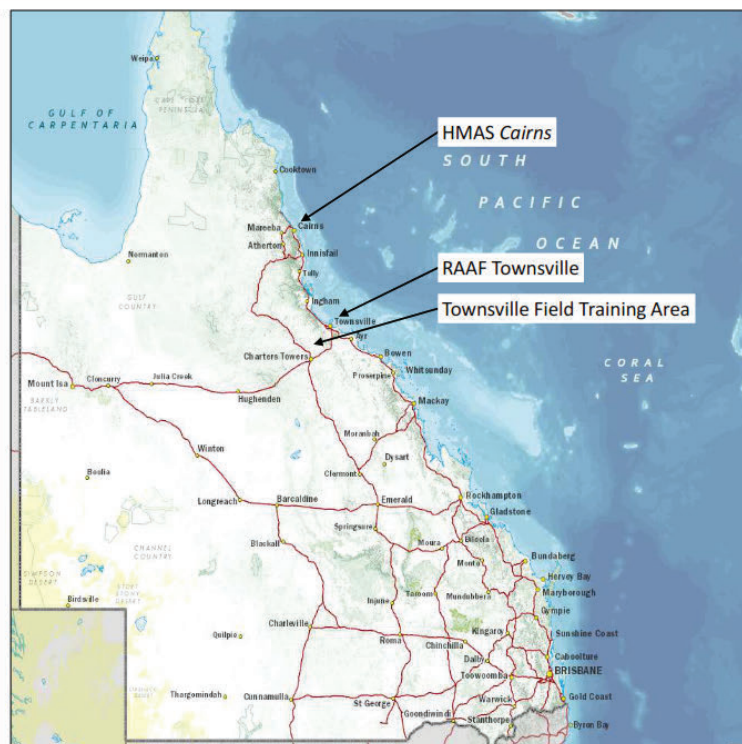
- RAAF Base Townsville
located in the Townsville suburb of Garbutt, approximately six kilometres west of the Townsville central business district.
- Townsville Field Training Area (TFTA)
located 60 kilometres south-west of Townsville.
- HMAS Cairns
located approximately two kilometres south of the Cairns central business district.

Total Program Value:

\$111.2 million delivery

Program Duration:

From late 2021 and be completed by late 2023, subject to Parliamentary Approval.



**ANNEX F TO
BS18472083
MAY 2021**

NORTH QUEENSLAND MID-TERM REFRESH PROGRAM

RAAF Base Townsville

FKG/AECOM and JLL in partnership with the Department of Defence respectfully acknowledge the Traditional Custodians of this land – both past and present.



SCOPE:
A range of services upgrade works are proposed across the base, comprising of:

- Potable water upgrades to pipe work that has passed its useful life;
- Electrical systems, limited to remedial works needed to improve security of electrical systems.

Building refurbishment works for buildings identified as approaching or past their economic life. Scope includes:

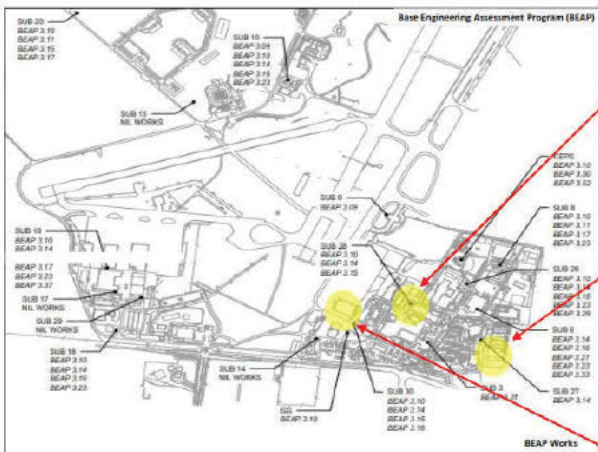
- Refurbishment of three buildings including upgrades to toilets and improve open plan office accommodation.

The new infrastructure works proposed to be delivered are:

- Fire water – provide dedicated fire ring main and supporting infrastructure for medium and above estate risks;
- Living-in accommodation – provide one transit accommodation building to meet the critical surge accommodation during major exercise periods.

Information and Communications Technology (ICT) proposed works are to:

- Provide passive ICT systems to increase functional capacity and provide adequate fire protection to existing communications rooms.



NORTH QUEENSLAND MID-TERM REFRESH PROGRAM

RAAF Base Townsville

FKG/AECOM and JLL in partnership with the Department of Defence respectfully acknowledge the Traditional Custodians of this land – both past and present.

Living In Accommodation



New Living-In Accommodation (LIA) building for transit personnel

A new Transit Accommodation block is to be built proximate to the existing three LIA transit (or short term use) buildings on the site.

The building is required to address the surge shortfall on base during peak periods of the year, and is expected to be of similar amenity standard to the existing transit buildings (nominally up to Level 3 standard), but aiming to provide a more habitable and comfortable environment than the existing transit buildings.

The current transit accommodation buildings have some functionality issues and it is expected that the new accommodation building will be a new design. The accommodation dependency is for 67 dual occupant accommodation rooms proposed to the south of the current transit LIA precinct.

The scope includes:

- Room furniture/closet storage, general storage space, black-out blinds
- Shared clothes washers & dryers and ironing facilities, shared shower and latrine facilities
- Community areas and cleaner's room on each floor, and first aid room
- IT/Comms rooms with external access; and
- Carparking for up to 10 vehicles

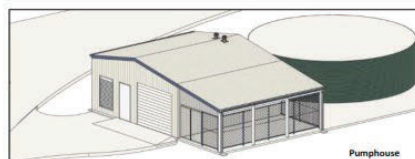
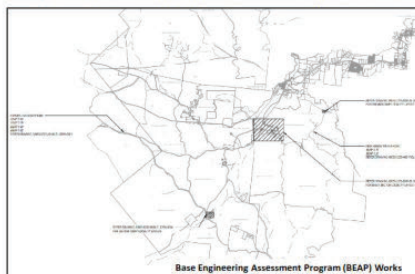
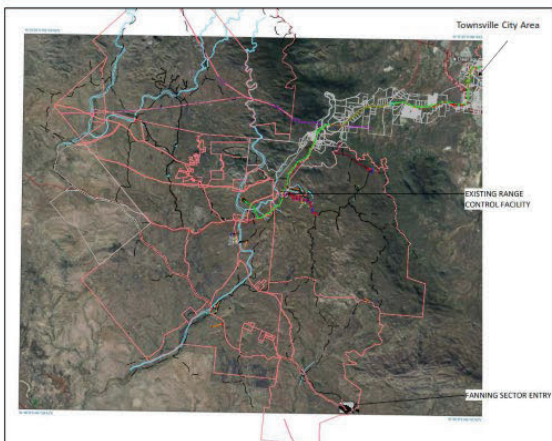


ANNEX F TO
BS18472083
MAY 2021

NORTH QUEENSLAND MID-TERM REFRESH PROGRAM

Townsville Field Training Area (TFTA)

FKG/AECOM and JLL in partnership with the Department of Defence respectfully acknowledge the Traditional Custodians of this land – both past and present



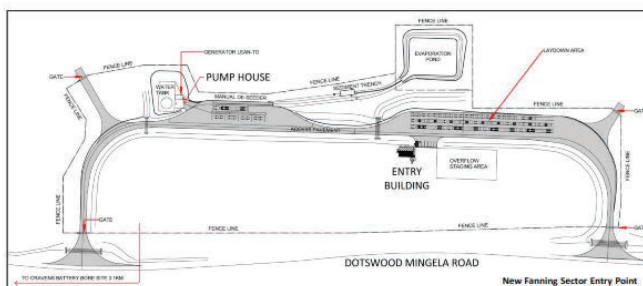
SCOPE:

Services upgrade works to the following elements identified in the Defence Base Engineering Assessment Program (BEAP):

- Upgrade to electrical systems;
- Upgrade of potable water infrastructure and services;
- Replace wastewater treatment plant and upgrade infrastructure;
- Repair and upgrade ICT infrastructure and associated equipment.

New infrastructure works proposed to be delivered:

- Development of a Fanning Sector entry point to improve access control, manage environmental risks and provide additional four manual wash points and hardstands for vehicle parking.

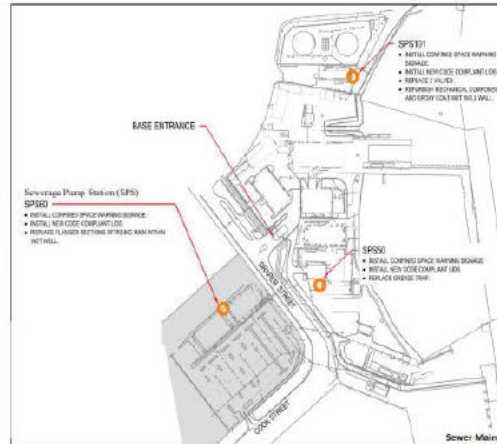


ANNEX F TO
BS18472083
MAY 2021

NORTH QUEENSLAND MID-TERM REFRESH PROGRAM

HMAS Cairns

FKG/AECOM and JLL in partnership with the Department of Defence respectfully acknowledge the Traditional Custodians of this land – both past and present.



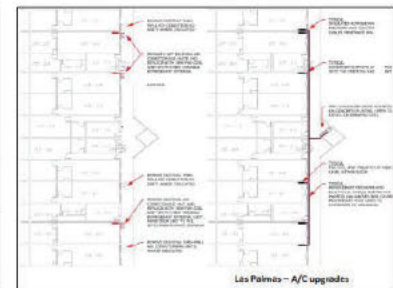
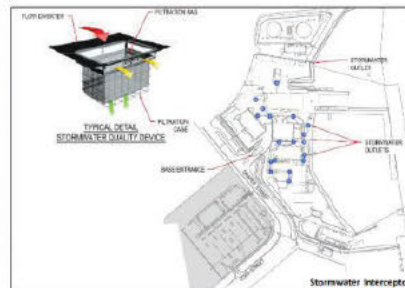
SCOPE:

Services upgrade works to the following:

- Firefighting systems upgrades to enable systems to function off a dedicated ring main;
- Increase capacity of sewerage infrastructure pumps to accommodate for current Base operations;
- Increase stormwater capacity to sustain seasonal/extreme weather events, provide effective drainage and minimise flooding.

Refurbishment works comprise of limited upgrades to the air conditioning systems for the Living In Accommodation at the Junior Sailors accommodation, Las Palmas.

Information and Communications Technology (ICT) proposed works are to provide passive ICT systems to increase functional capacity and provide adequate fire stooping to existing communications rooms.



ANNEX F TO
BS18472083
MAY 2021

PROJECT WORKS INFORMATION NOTICE

North Queensland Mid-Term Refresh Program

RAAF Base Townsville, Ingham Road, Garbutt QLD 4814

The following works are due to commence **late 2021** and finish **late 2023**.

Note: The proposed Program is subject to Parliamentary Approval.

UPCOMING WORKS

A range of services upgrade works including:

- Potable water upgrades
- Security and electrical systems upgrades
- Refurbishment of three Buildings
- Provide a dedicated fire ring main and supporting infrastructure
- Upgrade of passive ICT systems

New building works including:

- Transit Live-In Accommodation building



TRAFFIC AND COMMUNITY UPDATES

Subject to Parliamentary Approval, works are anticipated to commence **late 2021**.

Construction hours on the project are anticipated to be:
06:30 – 18:30 Monday - Friday
06:30 – 18:30 Saturday

Noise, dust and vibration will be managed throughout the construction period and in accordance with relevant Defence, Legislative and local authority requirements.



CONTACTS AND ENQUIRIES

The project team are committed to keeping residents in the immediate area informed concerning works on this project site. If you have any queries or concerns, please do not hesitate to contact our team:

Name: Simone Papp
Position: Senior Project Manager - Jones Lang LaSalle
Phone: [REDACTED]
Email: NQMTR.PDSAUS@ap.jll.com



NORTH QUEENSLAND MID-TERM REFRESH PROGRAM

PROJECT WORKS INFORMATION NOTICE

North Queensland Mid-Term Refresh Program

Townsville Field Training Area (TFTA) Dotswood-Mingela Road,
Mingela QLD 4816

The following works are due to commence between
late 2021 and finish late 2023.

Note: The proposed Program is subject to Parliamentary Approval.

UPCOMING WORKS

A range of services upgrade works including:

- Engineering services and in-ground infrastructure

New building works including:

- Fanning Sector entry point to improve access control, manage environmental risks and manoeuvre restrictions currently experienced and provide an additional four manual wash points and hardstands for vehicle parking

TRAFFIC AND COMMUNITY UPDATES

Subject to Parliamentary Approval, works are anticipated to commence **late 2021**.

Construction hours on the project are anticipated to be:

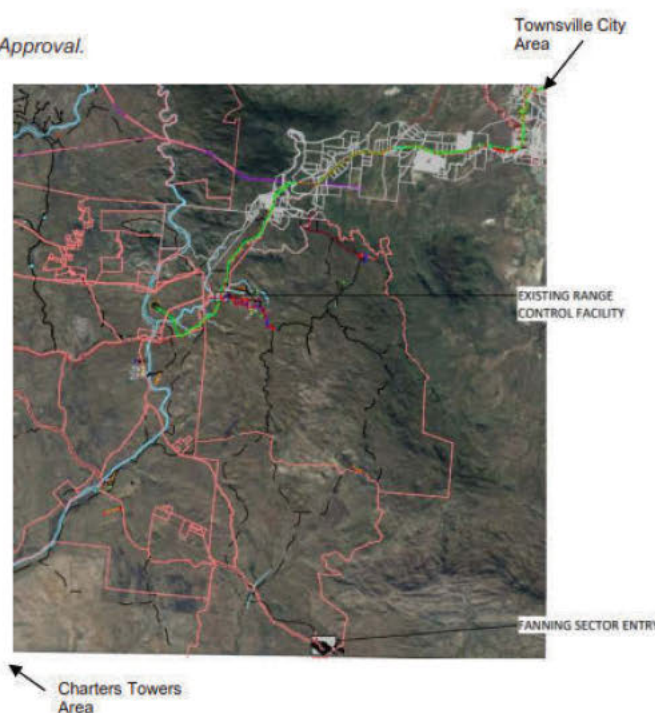
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Name: Simone Papp
Position: Senior Project Manager - Jones Lang LaSalle
Phone: [REDACTED]
Email: NQMTR.PDSAUS@ap.jll.com



PROJECT WORKS INFORMATION NOTICE

North Queensland Mid-Term Refresh Program

HMAS Cairns, 2 Draper St, Portsmith QLD 4870

The following works are due to commence **late 2021** and finish **late 2023**.

Note: The proposed Program is subject to Parliamentary Approval.

UPCOMING WORKS

A range of services upgrade works including:

- Upgrades to Firefighting Systems
- Increase capacity of sewerage infrastructure pumps
- Increase stormwater capacity

Refurbishment works including:

- Replacement of air-conditioning units in Living-In Accommodation located in Sheridan St, Cairns

TRAFFIC AND COMMUNITY UPDATES

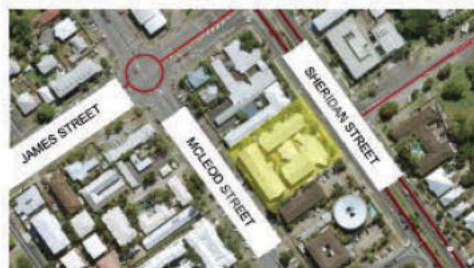
Subject to Parliamentary Approval, works are anticipated to commence **late 2021**.

Construction hours on the project are anticipated to be:

06:30 – 18:30 Monday - Friday

06:30 – 18:30 Saturday

Noise, dust and vibration will be managed throughout the construction period and in accordance with relevant Defence, Legislative and local authority requirements.



Las Palmas Accommodation, 275 Sheridan St, Cairns

CONTACTS AND ENQUIRIES

The project team are committed to keeping residents in the immediate area informed concerning works on this project site. If you have any queries or concerns, please do not hesitate to contact our team:

Name: Simone Papp
Position: Senior Project Manager - Jones Lang LaSalle
Phone: [REDACTED]
Email: NQMTR.PDSAUS@ap.jll.com



**COMMUNITY CONSULTATION
CORRESPONDENCE**


**KEY QUESTIONS AND ISSUES RAISED DURING PUBLIC COMMUNITY CONSULTATION
SESSIONS**

CAIRNS, SPINAL LIFE CENTRE		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
Barpa	<p>Interested in the works being packaged for smaller builders and Indigenous Procurement Policy opportunities.</p> <p>Concerned that smaller builders may be left out.</p>	<p>The response noted that the Managing Contractor has developed strategies to maximise local industry engagement.</p> <p>The Project is currently looking at subcontractor packages and ability to develop smaller packages where appropriate.</p> <p>The response described the intent of Local Industry Capability Plan and how the Project will aim at maximising local engagement</p> <p>The response also indicated timings for Referral to the Parliamentary Standing Committee on Public Works and when packages may be let.</p>
General public	<p>Interested about the works.</p> <p>Raised the proximity of the works near the Trinity Inlet as a concern if any spill or pollutant will enter the Inlet and the impact this may have on the Great Barrier Reef.</p>	<p>The response provided an overview of the works and described the construction methodology. Typical construction methodologies that have been employed on previous projects in a similar environment would be very similar to the Project. These may be put into place by the Project to minimise or remove any potential for stressors entering the Inlet.</p> <p>This general member of the public expressed appreciation of the response and was supportive of the works but did not want her details recorded. No follow up was requested.</p>

CAIRNS, SPINAL LIFE CENTRE		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
Polyflor	<p>Queried:</p> <p>Specifications for the flooring available and what type of flooring is being installed.</p> <p>Flooring scope size.</p> <p>Methodology for Polyflor as a manufacturer to supply the local market to deliver the works.</p> <p>Scope elements with flooring in it; and the timeframes for the tendering and construction activities.</p>	<p>Defence responded by providing a description of the flooring scope and an overview of the works.</p> <p>An explanation was provided for how procurement activities will be undertaken by the Managing Contractor and how Polyflor may be able to propose their products if it meets the design specifications or it provides the Managing Contractor with a similar or better product.</p> <p>Defence also provided an overview of the approval process timeframes and when tender is likely to occur.</p>

CAIRNS PUBLIC LIBRARY		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
GMH Electrical	<p>Asked for a description of the works and indicative approval and construction timeframes.</p> <p>Queried what electrical works are occurring at Townsville Field Training Area and RAAF Base Townsville; and what is the indicative trade cost for the works.</p>	<p>Defence provided an overview of the works.</p> <p>During the discussions, a description of the electrical scope of works was provided, with the location of the works indicated on the feather boards.</p> <p>GMH Electrical were informed the indicative overall trade cost for the entire project is approximately \$80 million, and that the works are subject to Parliamentary approval.</p>
Cairns Regional Council	<p>Queried what FKG/AECOM are doing to maximise local industry engagement.</p>	<p>The response provided by FKG/AECOM included a summary of activities undertaken thus far and that more industry consultation sessions will occur subject to project approval.</p>

CAIRNS PUBLIC LIBRARY		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
Dawson's Engineering	<p>Queried if the front gate at HMAS <i>Cairns</i> was part of the Project.</p> <p>Asked when will FKG release the building packages and queried the tendering methodology.</p> <p>Also requested information about Townsville scope.</p>	<p>Defence confirmed the front gate is not part of the Project</p> <p>FKG/AECOM explained the tendering process and how the Managing Contractor will undertake pre-tendering industry sessions to maximise opportunity for contractors in the region.</p> <p>The response also provided an overview of all the sites' scope.</p>

CAIRNS PUBLIC LIBRARY		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
Representatives from Mr Entsch MP's Office	<p>Three representatives from Mr Entsch's office attended the session.</p> <p>Interested in knowing what is happening in the area and meeting the project team.</p>	<p>Defence provided an overview of the Project.</p> <p>One of the representatives took pictures of the event and asked if they could be posted on Facebook. Defence's Project Team provided consent. Below is a screenshot of the post.</p> 

CAIRNS PUBLIC LIBRARY		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
QLD Government - Department of State Development	<p>Interested to know more about what the Project is proposing to deliver in Cairns.</p> <p>Noted that additional queries may be sent directly to FKG or JLL.</p> <p>Asked about the program and what portion of the works is in Cairns.</p>	<p>Defence provided the contact details for FKG and noted that the total delivery cost of the Project is estimated at \$111.2 million, and that this includes consultant fees. Total trade value is \$80.1 million with the Cairns portion in the order of \$8 million.</p>
General Public	<p>The public member showed some general interest in the proposed works and queried what the project was about.</p>	<p>Defence provided a description of the works and an overview of what was proposed for HMAS <i>Cairns</i> under the Project.</p>
General Public	<p>Attendee was curious about the works.</p> <p>Queried what the Project is proposing to deliver and if this was related to the Sugar Wharf extension being undertaken at the Navy Base.</p>	<p>Defence provided an overview of the scope and noted that the wharf works were being delivered by a different Defence Project.</p> <p>The community member (who chose to remain anonymous) acknowledged the difference and was welcoming of the Project.</p>

CAIRNS PUBLIC LIBRARY		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
General Public	General overview requested.	Defence provided an overview of the scope of the Project.

TOWNSVILLE RSL		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
Polyflor	<p>Noted that he attended the Cairns sessions and all answers received were comprehensive.</p> <p>Noted that he was attending the Townsville event as he happened to be in town and wanted to see who from industry will be in attendance.</p>	General discussions provided as well as more information about procurement timings.

TOWNSVILLE RSL		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
Northern Energy Group	<p>The member of the public was interested in electrical scope and tendering process.</p> <p>Queried if electrical scope will be split up from other works or into smaller packages.</p> <p>Asked when will High Voltage works take place.</p>	<p>Defence provided an overview of the Project scope and pointed out on a map where electrical scope will be concentrated.</p> <p>Defence also gave an overview of the packaging strategy and noted adjustments may be needed to maximise local industry engagement with any refinement to the procurement methodology to be finalised subject to project approval. The member of the public was informed that the scope of the Project was predominantly derived from the Base Engineering Assessment Program and the Defence Value for Money principles.</p> <p>The member of the public was also advised that design is now at 90% and final design will be completed in the Delivery Phase.</p>
Shamrock Civil	Queried the scope of works, timings and tendering timeframes.	Defence provided an overview of the works, timings and proposed methodology for the tendering of the works.
General Public	Wanted to know if the works will have an impact on the wetlands adjacent to the RAAF Base.	Defence provided an overview of the works and how excess spoil will be managed and adaptively reused on site. The member of the public was pleased with the response provided and stated he was supportive of the Project.
Department of Defence	General interest in the event as a key Defence stakeholder from RAAF Base Townsville.	Defence provided overview of the scope.

TOWNSVILLE, THE STRAND		
ORGANISATION	ISSUE/QUESTION	DEFENCE RESPONSE
General Public	<p>Interested in general environmental awareness about the proposed works and PFAS Management.</p> <p>Asked if the project is related to the Defence works at Greenvale.</p> <p>Raised concerns about frequency of communication the Base has with the general public.</p> <p>The member of the public also raised concern that the Townsville Bulletin is the only paper in Townsville to source local information.</p> <p>Noted that events like these are good and should occur more often.</p>	<p>Defence provided an overview of the works and methodology for management of spoil on the Base. The member of the public was happy with the approach.</p> <p>The member of the public was informed this session was to provide the public with information about the Project but is not linked to Base general communication; however, her concerns will be raised with the Base.</p> <p>Defence acknowledged the positive feedback about the success of the public consultation.</p>

TOWNSVILLE, THE STRAND		
ORGANISATION	ISSUE/QUESTION	DEFENCE RESPONSE
Dawson's Engineering	Raised concerns about length of project development and time for the works to get to the market.	<p>Defence provided typical Defence facilities development timeframes and explained general development activities undertaken by the Project.</p> <p>An overview of the scope, procurement and construction timeframes was provided noting that the schedule is subject to project approval.</p>
Townsville Laser Cut	In attendance as he is interested in the Project scope.	Defence provided the member of the public with an overview of the proposed works.
Capabilities 21	Queried how he can get in touch with someone on Defence about access to Keelbottom Creek and its use as a campground for the general public. As he used to take school pupils there on school excursions but he is no longer able to since the Army put up new fences around sections of the training area.	<p>Defence explained that, on this occasion, was not able to comment about access privileges to Commonwealth land and in particular training areas.</p> <p>The member of the public was informed that the range access is managed by Defence staff at Lavarack Barracks and he can reach out to the Base to seek further information. This comment was passed to the Lavarack Base management staff.</p>

TOWNSVILLE, THE STRAND		
ORGANISATION	ISSUE/QUESTION	DEFENCE RESPONSE
Queensland Government - Defence Industry Hub	In attendance to introduce the Hub's representative to the project, team from Canberra.	<p>Note: the Defence Industry Hub has been instrumental in assisting the project's local industry participation and is a key external stakeholder in the North Queensland region.</p> <p>The Defence Industry Hub has organized industry engagement sessions on behalf of the State Government, and their attendance was predominantly to meet Defence's Project Team in person.</p>
Nilsen	Interested in works at the Townsville Field Training Area and RAAF Base Townsville.	<p>Defence provided an overview of the scope and focused on sustainment works, 65 Air Base Recovery Squadron refurbishment works, Townsville Field Training Area ICT and Low Voltage works.</p> <p>The response included an overview of proposed schedule for approval and construction activities.</p>
Townsville City Council	<p>Asked if smart metering system had been considered in the design.</p> <p>Noted he was in attendance to represent the Townsville City Council and get information about the proposed works.</p>	<p>The Council representative was informed that smart meters have been included in the design; however, for completeness, Defence noted that they will need to check with the Design Manager if these are the same as those required by the Council.</p> <p>The Council representative was asked if he would like to be contacted once an answer was provided. The Council representative declined and wanted to raise the metering to the Defence Estate. RAAF Townsville's Estate Management team have been informed of the query.</p>
General Public Anonymous	<p>Interested in scope</p> <p>Very supportive and noted investment is long overdue.</p>	Defence described the works and acknowledged the attendee's support of the Project.

TOWNSVILLE, THE STRAND		
ORGANISATION	ISSUE/QUESTION	DEFENCE RESPONSE
General Public Anonymous	<p>The member was curious about the event.</p> <p>Noted Defence is a main contributor to the region but not enough is done to address ageing sites.</p>	<p>Defence described the works and timings for the three project sites.</p> <p>Defence acknowledged the attendee's concerns and noted that the Mid-Term Refresh is a tool used to address ageing infrastructure. Defence's Project Team thanked the attendees for their ongoing support to Defence and their interest in the Project.</p>

CHARTERS TOWERS,		
ORGANISATION	ISSUE/QUESTION	DEFENCE RESPONSE
Charters Towers Mayor	The Mayor attended to gain a better understanding about the Project and what opportunities it will provide for the town.	Defence provided overview of the scope and the types of packages that may be available.
Steel Supply	Queried what scope of works requires steel, the timings for procurement and the release of the packages.	Defence provided an overview of the Project and information about what scope elements will require steel elements. Defence also provided information about the approval and construction schedule, subject to project approval.
Mibay	Queried about the Townsville Field Training Area scope Noted difficulties for small businesses to tender for Defence	Defence provided scope descriptions for Townsville Field Training Area and RAAF Base Townsville. The difficulties for small businesses were acknowledged. The Mibay representative was informed that the Defence Hub in Townsville runs sessions to assist companies enter the Defence "space" and provide them helpful tips about tendering for works. FKG/AECOM also discussed their Local Industry Plan and how it defines local industries and how it provides greater opportunities to the local market.

CHARTERS TOWERS,		
ORGANISATION	ISSUE/QUESTION	DEFENCE RESPONSE
BRTL	<p>Queried if the Project was part of the Greenvale works.</p> <p>Queried the location of the Fanning Sector Entry Point and the Fire Ring Main scope of works.</p> <p>Asked about the procurement schedule.</p>	<p>Defence advised the Project is not delivering any works at Greenvale and that works on that site are part of the separate Defence Australian Singapore Military Training Initiative Project.</p> <p>Defence provided an overview of the scope and the location of the various work elements.</p> <p>BRTL was also provided an indicative approval and construction schedule, subject to project approval, and indicative timeframes for when packages would be let.</p>
CQ Group	<p>Queried what the Project was doing in Greenvale.</p> <p>CQ Group queried if they could use information about the project to reach out to local builders in the area to attend future industry sessions.</p>	<p>Defence advised the Project is not related to works at Greenvale. Those works are in relation to the Australian Singapore Military Training Initiative (ASMTI) Project.</p> <p>CQ Group's proposal to use inform collected to engage with local industry was encouraged and welcomed. The response acknowledged the support from industry about the works.</p>

CHARTERS TOWERS,		
ORGANISATION	ISSUE/QUESTION	DEFENCE RESPONSE
General Public	<p>Can training be conducted in TFTA (High Range) when pathogens in Greenvale persist after flooding event in the Burdekin catchment?</p> <p>Has Mr. Bob Katter been informed about the Greenvale projects? He will have an interest in dams not being considered in scope of works.</p> <p>What hydrological assessments have been conducted? What were the recommendations? What impact does this have on the water security?</p> <p>Turbidity on the water in the upper Burdekin has detrimental impacts downstream to the Great Barrier Reef. Has this been assessed? Can reports be released?</p> <p>Why can't Singaporean forces train at the Townsville Field Training Area?</p>	<p>Defence advised the Project is not related to the Defence works in Greenvale and that the Project had issued a letter to Mr Katter to inform him of the public sessions and if he would like to have an individual briefing session. No definitive response from Mr Katter's office has been received to date.</p> <p>The additional questions for Australian Singapore Military Training Initiative (ASMTI) were taken on notice. Defence issued a response to the member of the public on 19 April 2021 which included the ASMTI group inbox address should he have more queries relating to those works. The member of the public acknowledged the response with thanks on 20 April 2021, and no additional queries were raised.</p>

OTHER COMMUNICATION (EMAIL AND PHONE)		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
General Public	<p>30 March 2021 - Email sent noting he was unable to attend community consultation sessions due to the COVID-19 lockdown restrictions. As a Garbutt resident, he requested to be informed on the proposed works and wanted to raise concerns about the safety of people working on site in light of PFAS Contamination at the site. What precautions are being put into place to ensure contaminated soil will not be taken off site?</p> <p>A copy of relevant documentation (the Statement of Evidence) was requested.</p>	<p>Defence informed the member of the public that as soon as the Project is referred, Defence will provide him the link to the Parliament of Australia website containing project information and details about the scope.</p> <p>Defence also noted that on RAAF Base Townsville, no PFAS was being transported off site as a consequence of the works. Excavated material will be reinstated where possible or adaptively reused on the site.</p> <p>The member of the public acknowledged the response and looked forward to the link to the project documentation. The member of the public also noted that Mr Phillip Thompson, OAM, MP was copied in his emails.</p> <p>On the 6 May 2021, the member of the public provided a submission to the Parliamentary website. Defence's Project Team is currently responding to his comments.</p>
General public	<p>31 March 2021 – emailed asking if the community consultation was still taking place at Charters Towers.</p>	<p>As Defence's Project Team was travelling and on site at the time the correspondence was received, a timely response could not be provided to confirm the event was proceeding.</p> <p>On the 6 April 2021, Defence emailed the member of the public apologising for late response and she was offered the opportunity to write to the Project inbox with any query she may have. No response has been received as of 6 May 2021.</p>

OTHER COMMUNICATION (EMAIL AND PHONE)		
ORGANISATION	ISSUE/QUESTION	DEFENCE'S RESPONSE
General Public	15 March 2021 – the member of the public phoned the Project asking what the Project will deliver at the RAAF Base and noted that her husband and herself may not be able to attend the community event as they were elderly and had difficulties with travelling to the community consultation locations.	<p>Defence provided a description of the works which included additional comments around PFAS management as this became a topic of discussions during the call.</p> <p>The member of the public was offered additional information about PFAS Management on the RAAF Base, but she did not have an email address. The member of the public stated her husband will also contact Defence's Project Team in due course.</p> <p>As of 6 May 2021, the Project Team has not received any follow up related to this initial enquiry.</p>