



Australian Government
Defence

Air Commodore RM Tilley
Director General
Capital Facilities and Infrastructure
Brindabella Business Park [REDACTED]
PO Box 7925
CANBERRA BC ACT 2610
[REDACTED]

[REDACTED]

Mr Graham Perrett MP

Chair

Parliamentary Standing Committee on Public Works

Parliament House

CANBERRA ACT 2600

Dear Mr Perrett

COMMUNITY CONSULTATION REPORT
ALBURY WODONGA MILITARY AREA REDEVELOPMENT PROJECT

1. The Albury Wodonga Military Area Redevelopment Project was referred to the Parliamentary Standing Committee on Public Works on 27 March 2024. The project proposes to deliver facilities and infrastructure at the Albury Wodonga Military Area, New South Wales and Victoria. The project will be delivered together with the RAAF Base Wagga Redevelopment Project and the Blamey Barracks, Kapooka, Redevelopment Project, under a combined program to maximise construction and cost efficiencies.
2. This letter is to inform the Committee of the nature and extent of community consultation that has been undertaken by the Department of Defence for these proposed works. The aim of the consultation is to ensure local communities and other stakeholders are:
 - a. well informed about project details through effective and proven communication channels; and
 - b. provided the opportunity to raise any concerns or issues, or to seek further information so that, wherever feasible, Defence could address these in its proposed works.
3. The following stakeholder and community consultation activities were delivered in accordance with the project's comprehensive community engagement strategy:
 - a. Community information sessions were advertised in local newspapers and on social media in Albury and Wodonga. The project also established a webpage, email address and phone number to receive questions about the project. These details are included in the example advertisements in **Annex A**.
 - b. Letter box drops were conducted between 22 and 26 November 2023 and between 26 and 28 April 2024. Details of the letter box drops are in **Annex B**.
 - c. Four community information sessions have been held in Wodonga; two sessions on 4 December 2023 and two sessions on 15 May 2024. The information Defence presented to the public is in **Annex C**, and the level of attendance is in **Annex D**.

4. Key stakeholders, including Federal, State and Local Members of Government, and local community members were offered a personal briefing on the project. An example of the invitation that was sent out is in **Annex E**. A list of all stakeholders engaged by the project, including the status of each engagement, is provided in **Annex F**.
5. Information about the proposed works was generally well received at the community information sessions and feedback to date has been positive. Defence has not been made aware of any objections to the proposed works.
6. Comments raised by members of the community focused on:
 - a. opportunities for local industry participation in the proposed work;
 - b. opportunities for training; and
 - c. concerns around the local market's capacity to support the proposed works.
7. A summary of topics and key issues raised during community information sessions is provided in **Annex G**.
8. Consultation activities have concluded. Defence will provide a briefing to Federal, State and Local Members of Government contacted during the consultation process should they request one.

Yours sincerely,

RM Tilley
Air Commodore
Director General Capital Facilities and Infrastructure

24 May 2024

Annexes:

- A. Advertising
- B. Letter Box Drops Materials And Distribution Areas
- C. Examples of Community Information Session Resources
- D. Community Information Session Attendance and Summary
- E. Example of Letter of Invitation to Key Stakeholders
- F. Status of Key Stakeholder Communications
- G. Summary of Topics and Key Issues Raised during Community Information Sessions

NEWSPAPER ADVERTISEMENTS

Location	Publication	Dates Published
Albury Wodonga	The Border Mail (print ad)	25 November 2023 29 November 2023
Albury Wodonga	The Border Mail (print ad)	4 May 2024 8 May 2024

EXAMPLE OF NEWSPAPER ADVERTISEMENT



Australian Government
Defence

NOTICE OF PROPOSED DEVELOPMENT
Riverina Redevelopment Program – Albury, Wodonga and Wagga Wagga
Community Consultation May 2024

The Department of Defence is proposing a program of works across three sites in the Riverina, Murray and Hume Regions – the Albury Wodonga Military Area (Wodonga), Blamey Barracks (Kapooka) and RAAF Base Wagga (Wagga Wagga).

Members of the public are invited to attend community consultation sessions as follows:

Albury Wodonga Military Area

- **Wednesday 15 May 2024**
Times: 11.00am - 1.00pm and 5.00pm - 7.00pm
Location: The Cube Wodonga, 118 Hovell Street, Wodonga

RAAF Base Wagga and Blamey Barracks, Kapooka

- **Thursday 16 May 2024**
Times: 11.00am - 1.00pm and 5.00pm - 7.00pm
Location: Mercure Wagga, 1 Morgan Street, Wagga Wagga

The Albury Wodonga Military Area and RAAF Base Wagga Redevelopment Projects were referred to the Parliamentary Standing Committee on Public Works (PWC) on 27 March 2024. Defence will refer the Blamey Barracks, Kapooka Redevelopment to the PWC after obtaining environmental approval. If approved, construction is expected to commence at the Albury Wodonga Military Area and RAAF Base Wagga in late 2024 and at Blamey Barracks, Kapooka in early 2025.

The Riverina Redevelopment Program will:

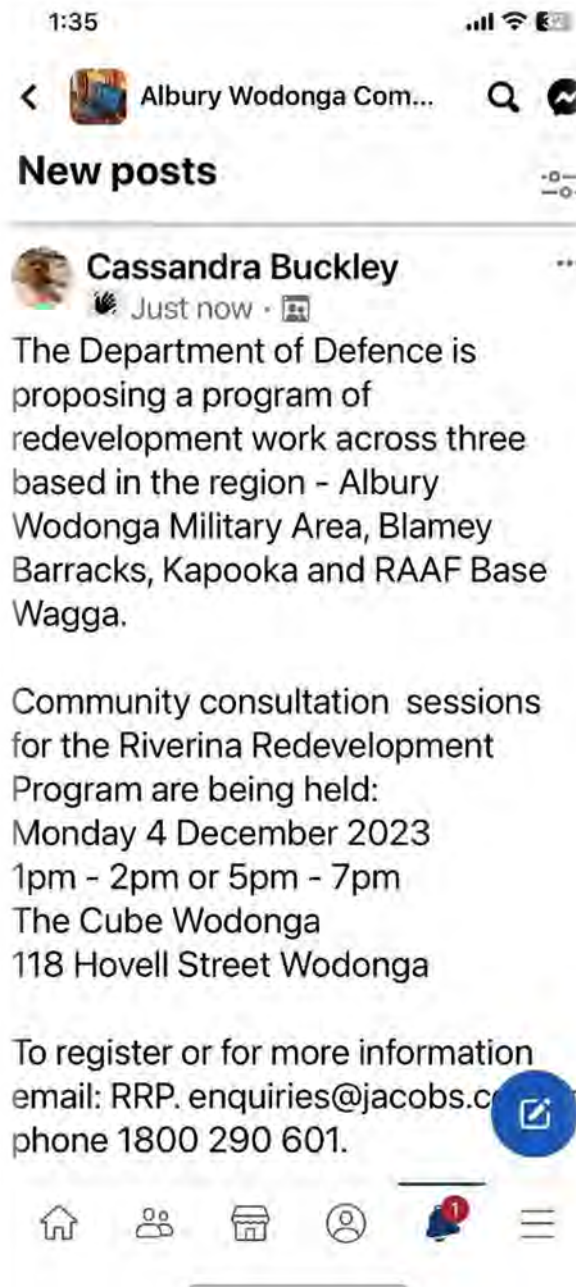
- Create fit-for-purpose facilities to live, work and train for the Australian Defence Force
- Enable opportunities for local employment, training and delivery of supplies and services
- Support long term growth in the Hume, Riverina, and Murray regions.

For further information on the community consultation sessions, refer to our website: www.defence.gov.au/riverina-redevelopment-program or you can contact us via email: RRP.enquiries@jacobs.com or telephone 1800 290 601. You are welcome to attend any session within the advertised timeframes.

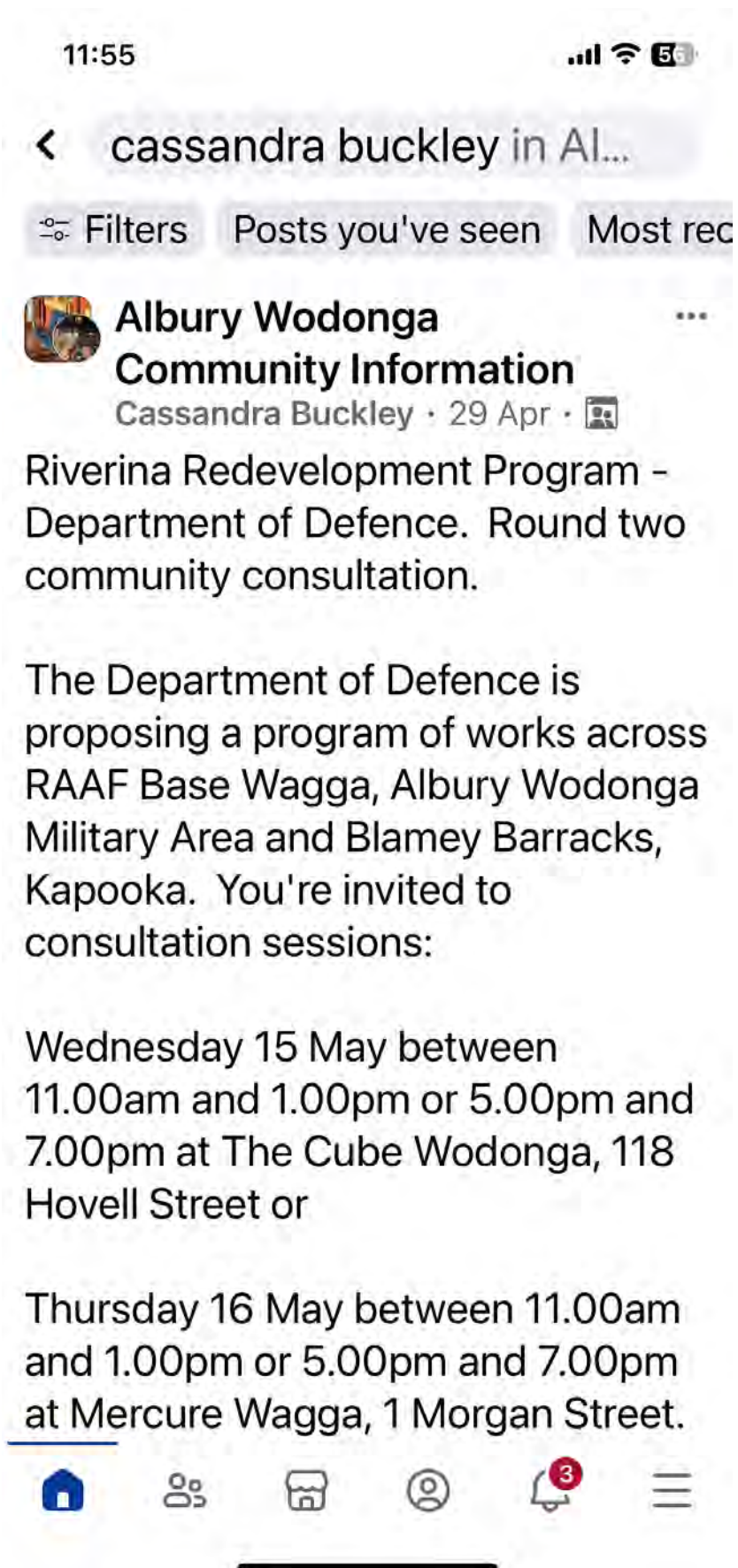
SOCIAL MEDIA ADVERTISING

Notices were placed on local Facebook community pages to raise awareness of the project's two rounds of Community Information Sessions. Engagement was low, with less than five interactions on the Albury Wodonga page.

EXAMPLE OF FACEBOOK POST (24 Nov 2023)



EXAMPLE OF FACEBOOK POST (29 Apr 24)



PROGRAM WEBSITE

A webpage for the Riverina Redevelopment Program was established on the Department of Defence website. The webpage is available at <https://www.defence.gov.au/about/locations-property/infrastructure-projects/riverina-redevelopment-program>. The webpage presents an overview of the Program, a Program timeline, information regarding local industry engagement and the details for the community information sessions in Wodonga. This webpage will be updated progressively to keep community members informed.

EXAMPLE OF PROGRAM WEBSITE

The screenshot shows the top portion of a website. At the top left is the Australian Government logo with the text 'Australian Government' and 'Defence' below it. At the top right is the word 'Defence'. Below this is a dark navigation bar with white text: 'Home', 'Defence Activities', 'ADF Members & Families', 'Business & Industry', 'Jobs & Careers', 'News & Events', and 'About'. Below the navigation bar is a breadcrumb trail: 'Home / About / Locations and property / Infrastructure projects / Riverina Redevelopment Program'. The main heading is 'Riverina Redevelopment Program'. Below the heading are three columns of content. The left column is titled 'Overview' and contains three paragraphs of text. The middle column is titled 'Community information' and contains two paragraphs of text. The right column is titled 'Contacts' and contains an email address and a phone number. Below the 'Contacts' column is a section titled 'Parliamentary Standing Committee on Public Works' with two bullet points linking to project pages.

Australian Government
Defence

Defence

Home Defence Activities ADF Members & Families Business & Industry Jobs & Careers News & Events About

← Home / About / Locations and property / Infrastructure projects / Riverina Redevelopment Program

Riverina Redevelopment Program

Overview

The proposed Riverina Redevelopment Program will improve and expand the facilities and infrastructure at the Royal Australian Air Force (RAAF) Base Wagga, Blamey Barracks (Kapooka) and the Albury Wodonga Military Area.

The proposed program is part of the broader efforts to recruit, train and retain Australian Defence Force (ADF) personnel to meet future defence needs.

The facilities and infrastructure at the bases are aging and unable to meet the needs of an expanding ADF. The program will provide the facilities and infrastructure needed for the increase in personnel numbers.

The Riverina Redevelopment Program received 2 Minister approvals on 7 December 2023.

Community information

Defence is committed to providing the community with accessible and transparent information about the program and will provide opportunities to offer feedback.

The Albury Wodonga Military Area Redevelopment Project and RAAF Base Wagga Redevelopment Project were referred to the Parliamentary Standing Committee on Public Works (PWC) on 27 March 2024.

Contacts

rrp.enquiries@jacobs.com

[1800 290 601](tel:1800290601)

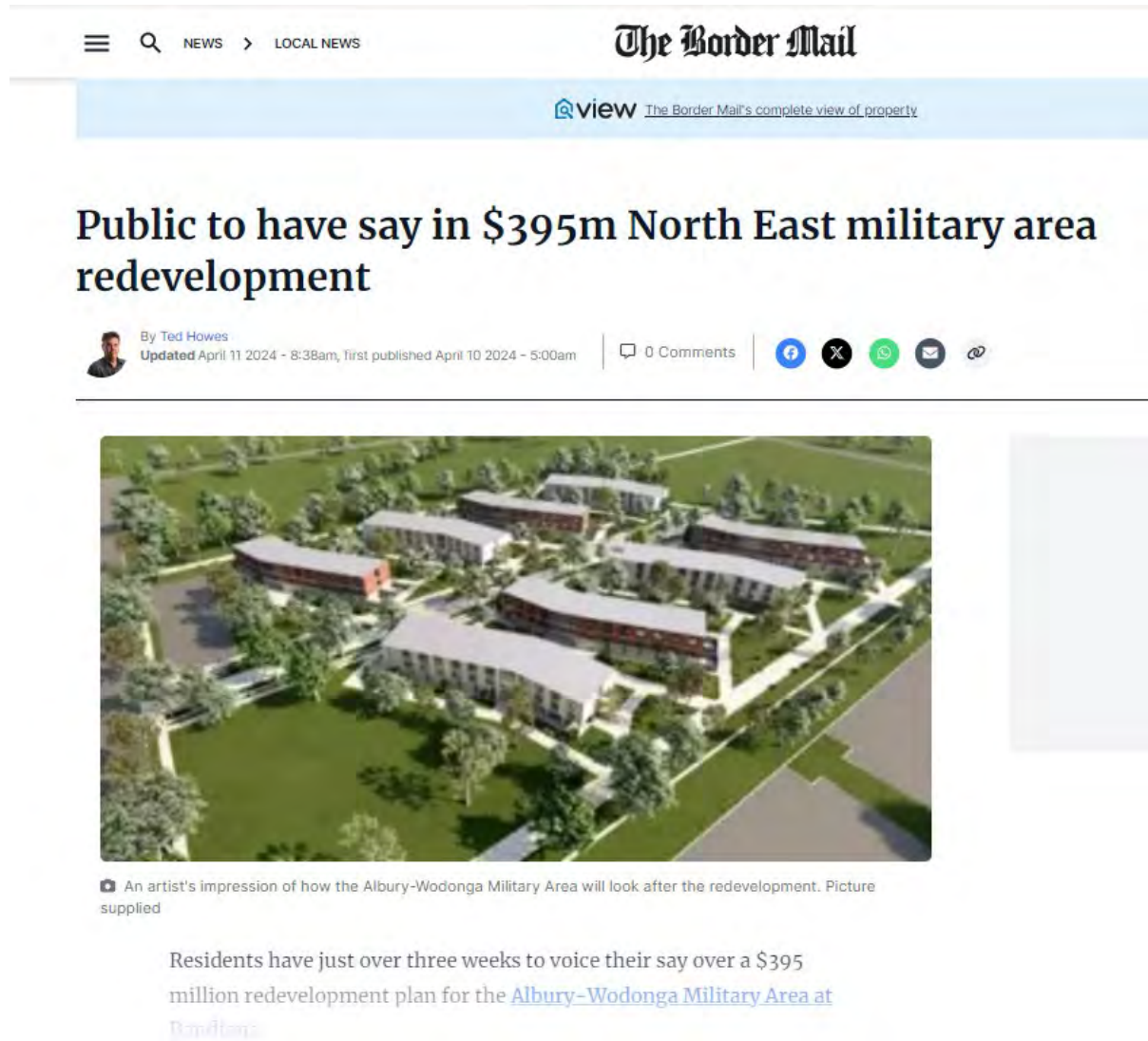
Parliamentary Standing Committee on Public Works

- [The Albury Wodonga Military Area Redevelopment Project](#)
- [RAAF Base Wagga Redevelopment Project](#)

MEDIA RESPONSE

The Border Mail (Albury Wodonga) published an article on 10 April 2024 ‘*Public to have say in \$395m North East military area redevelopment*’. This article was published in response to the project’s referral to the Parliamentary Standing Committee on Public Works on 27 March 2024.

EXAMPLE OF BORDER MAIL NEWSPAPER ARTICLE




The screenshot shows the top portion of a web browser displaying an article from 'The Border Mail'. The page header includes a search icon, 'NEWS > LOCAL NEWS', and the newspaper's logo. Below the header is a light blue banner with a 'view' icon and the text 'The Border Mail's complete view of property'. The main headline reads 'Public to have say in \$395m North East military area redevelopment'. Below the headline, it says 'By Ted Howes', 'Updated April 11 2024 - 8:38am, first published April 10 2024 - 5:00am', and '0 Comments'. There are also social media sharing icons for Facebook, X, WhatsApp, Email, and Print. The main image is an aerial architectural rendering of a large residential or commercial development with several long, curved buildings and green spaces. Below the image is a caption: 'An artist's impression of how the Albury-Wodonga Military Area will look after the redevelopment. Picture supplied'. The first sentence of the article text is: 'Residents have just over three weeks to voice their say over a \$395 million redevelopment plan for the [Albury-Wodonga Military Area at Bundamba](#)'.

LETTER BOX DROP MATERIALS AND DISTRIBUTION AREAS

The local communities and stakeholders were notified of the community consultation sessions for the project via a letter box drop conducted in Albury Wodonga.

EXAMPLES OF NOTIFICATIONS



Australian Government
Defence

Community Consultation Sessions
Notice of Proposed Development
Riverina Redevelopment Program

The Department of Defence is proposing a program of works across Albury Wodonga Military Area (Albury), Blamey Barracks (Kapooka) and RAAF Base Wagga (Wagga Wagga) through the the delivery of the Riverina Redevelopment Program.

At the Albury Wodonga Military Area, the Riverina Redevelopment Program will see new, upgraded and/or the replacement of ageing facilities and infrastructure. The Department of Defence is holding community consultation sessions in Wodonga to provide further information about the proposed works. The sessions are an opportunity for members of the community to ask questions and provide feedback.

Community Walk-In Sessions

You are welcome to attend within the times listed below.

Date: Monday 4 December 2023

Venue: The Cube Wodonga, 118 Hovell Street, Wodonga


Times: 1.00pm - 2.00pm and 5.00pm - 7.00pm

RSVP: To register your attendance please use the contact details below or follow this link:
<https://forms.office.com/r/5ZiUNA35m0>

Phone: 1800 290 601 or **Email:** RRP.enquiries@jacobs.com

Light refreshments to be provided.

Defending Australia and its National Interests
www.defence.gov.au



Australian Government
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Community Consultation Sessions
Notice of Proposed Development
Riverina Redevelopment Program

About the Riverina Redevelopment Program:

The Department of Defence is investing in the growth, retention and training of Australian Defence Force personnel. The construction, upgrade and replacement of facilities and infrastructure at the three bases will better meet the needs of Defence. At Albury Wodonga Military Area, the Riverina Redevelopment Program will provide fit-for-purpose facilities for Australian Defence Force personnel to live, work and train.

Timeline:

The Riverina Redevelopment Program is still subject to Government approvals. It will likely be referred to the Parliamentary Standing Committee on Public Works (PWC) in late-2023. If approved, construction at the Albury Wodonga Military Area is expected to commence in mid-to-late 2024.

Benefits:

The Riverina Redevelopment Program will:

- Create fit-for-purpose facilities to live, work and train for the Australian Defence Force
- Enable local employment and training opportunities and opportunities for local delivery of supplies and services
- Support long term growth in the Hume, Riverina and Murray Valley regions.

Defence is committed to providing the community with accessible and transparent information about the Riverina Redevelopment Program and will provide opportunities for the community to give feedback. For further information on the community consultation sessions, refer to our website: <https://www.defence.gov.au/riverina-redevelopment-program>.

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www.defence.gov.au



LETTERBOX DROP DISTRIBUTION AREA

The notifications of the community information sessions were distributed in a 5-10 kilometre radius of the Albury Wodonga Military Area (Bandiana South), as shown in red below.



The number of notifications distributed are provided below.

Location	Number of notifications distributed
Albury and Wodonga – November 2023	5331
Albury and Wodonga – April 2024	5331

EXAMPLES OF COMMUNITY INFORMATION SESSION RESOURCES

POSTERS

Posters were displayed on the walls at all community information sessions for information. The following posters were displayed:

- Riverina Redevelopment Program Overview
- Riverina Redevelopment Program map
- Artists Impressions and proposed designs:
 - Riverina Redevelopment Program Overview
 - Albury Wodonga Military Area Redevelopment Project.

EXAMPLES OF POSTERS

THE RIVERINA REDEVELOPMENT PROGRAM
SERVICE. COURAGE. RESPECT. INTEGRITY. EXCELLENCE.

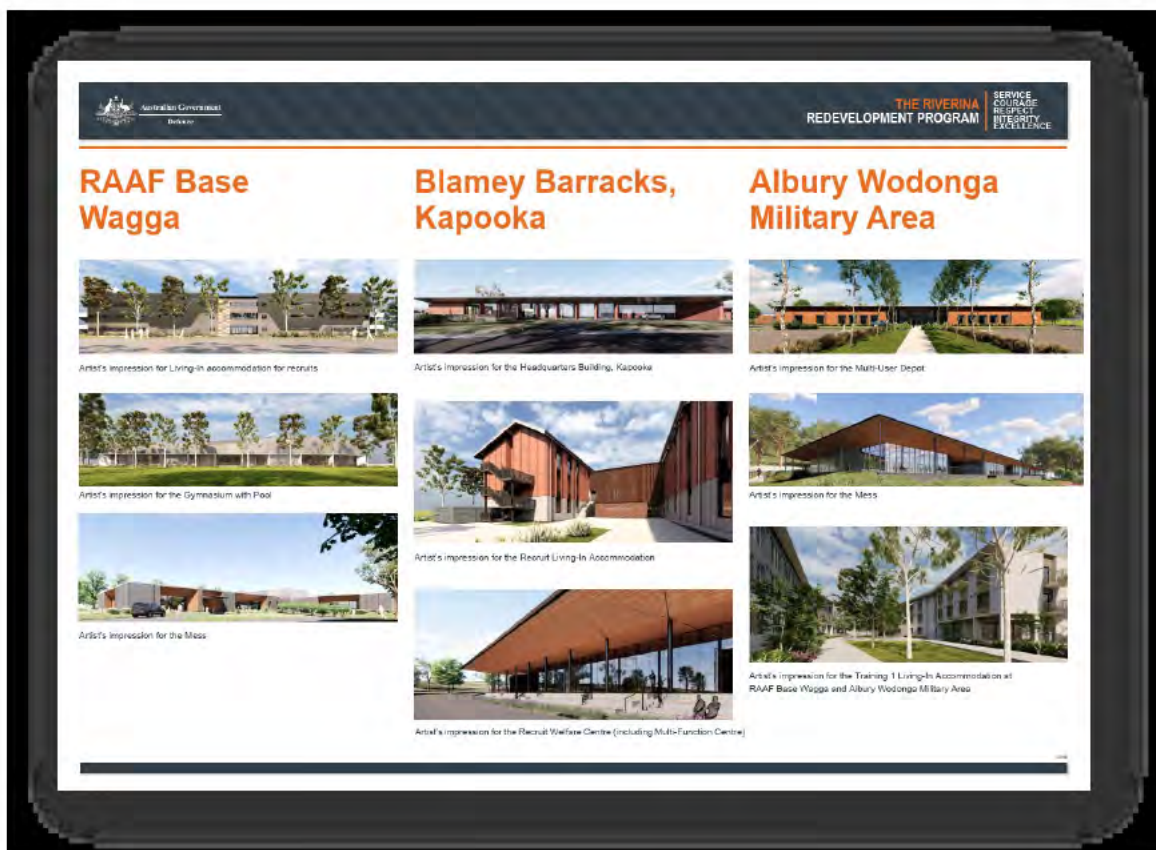
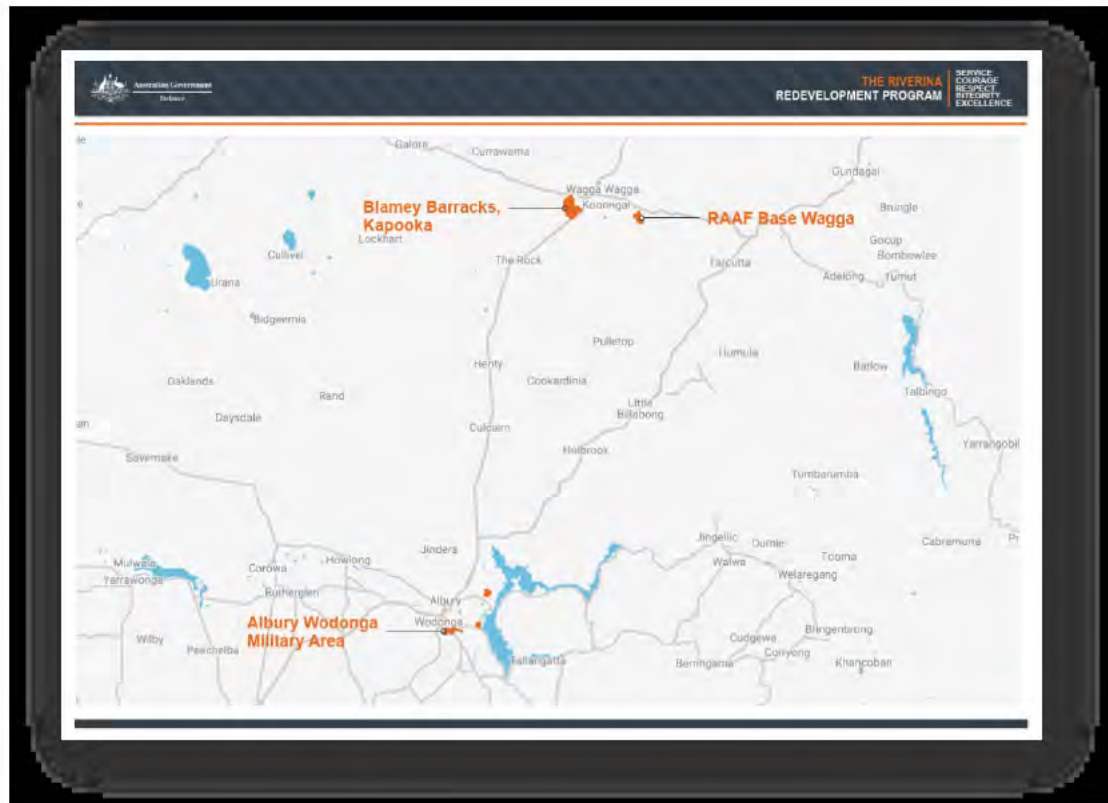
About the Riverina Redevelopment Program
The Department of Defence (Defence) is investing in the growth, retention and training of Australian Defence Force personnel.
To support this growth, Defence is proposing a program of works across three sites in the regional areas of Hume, Riverina and Murray, through the delivery of the Riverina Redevelopment Program. The program will be delivered at:
• Albury Wodonga Military Area
• RAAF Base Wagga
• Blamey Barracks, Kapooka
The Program will create larger, safer and fit-for-purpose facilities across the three bases by improving current facilities and constructing new buildings and infrastructure. The proposed works will also create safer access for vehicles and pedestrians around the three bases.

Benefits of the Riverina Redevelopment Program
The Program will:
• Provide modern facilities for the Australian Defence Force personnel to live, work and train.
• Enable local employment and training opportunities
• Support long term growth for communities in the Riverina, Murray, and Hume regions.
• Enable supply and delivery of construction services from the local and regional market.
No private properties will be impacted by the proposed works. All proposed works will be on land owned or managed by Defence, State Government Agencies or local Councils.

The proposed scope of works
Overall, the Riverina Redevelopment Program will include:
• New working, training, well-being and support facilities
• New Living-In Accommodation for Defence personnel
• New Messes
• New Gymnasium, Pool and Physical Training Facilities
• New Clothing Stores
• Demolition of aged buildings
• New retail facilities
• New, upgraded and/or replacement of site-wide engineering services
• Upgraded and/or new infrastructure such as roads, carparks, entrances and pedestrian footpaths.
• New and/or refurbished Weapons Training Simulation System.
• New Weapons Range.
• New Explosive Ordnance Storage and Distribution Facility.
• New Cadet and Army Reserve Multi-User Depot.

Timeframes
The proposed Riverina Redevelopment Program is in the design phase and currently going through the approval process. The Program is likely to be referred to the Parliamentary Standing on Public Works in early 2024 as part of this process. If approved, construction is expected to commence in 2024.

Timeline: Current (Design phase & Approval process) → Early 2024 (Referred to the Parliamentary Standing on Public Works) → 2024 (Construction commences)





Australian Government
Defence

THE RIVERINA
REDEVELOPMENT PROGRAM

Albury Wodonga Military Area



Artist's impression for the Multi-User Depot



Artist's impression for the Mess



Artist's impression for the Training 1 Living-In Accommodation at RAAF Base Wagga and Albury Wodonga Military Area



VIEW 1 - EXTERNAL COMMON AREA VIEW - NEW TRAINING LEVEL 1 LIVING-IN ACCOMMODATION



VIEW 2 - EASTERN ELEVATION



VIEW 3 - SOUTHERN ELEVATION



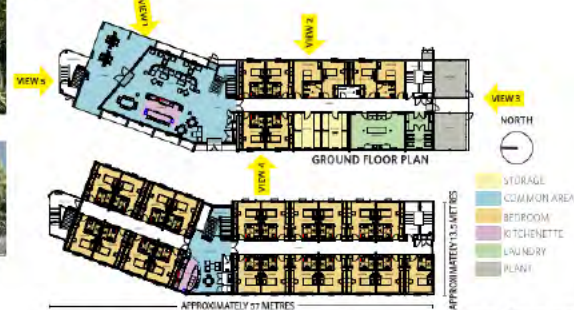
VIEW 4 - WESTERN ELEVATION

WE 3.1: TRAINING LEVEL 1 LIVING-IN ACCOMMODATION

Need: The Albury Wodonga Military Redevelopment Base Plan (2019) recommends the operational relocation of Army Logistics Training Centre functions at South Bundamba and the relocation of Joint Logistics Unit (Victoria) functions at East Bundamba, occurring gradually over time.

Outcome: The Project will deliver five new Training Level 1 Living-in Accommodation buildings at South Bundamba to replace those at Landford Barracks. A total of 240 new single rooms will be provided. The buildings have been designed to meet the requirements of the modern soldier while providing the contemporary sensory education and support by the modern soldier.

- Scope:** The new Training Level 1 Living-in Accommodation includes:
- A large centralised common recreation area on the ground floor of each building, providing indoor and outdoor seating options.
 - A well-lit central recreation area on each floor to allow for group study and recreation.
 - A verandah on each floor.
 - A central staff room with study and recreation area for all areas and to serve the upper stairs.
 - Single rooms, that provide a bed, study desk and personal storage.
 - An allocated carpark for each building.



LEVELS 1 & 2 PLAN (TYPICAL)
FLOOR PLANS



VIEW 5 - NORTHERN ELEVATION



NEW TRAINING LEVEL 1 LIVING-IN ACCOMMODATION
RIVERINA REDEVELOPMENT PROGRAM - ALBURY WODONGA MILITARY AREA



VIEW 1 - SOUTHERN VIEW - NEW BASE ENTRY



VIEW 2 - PASS OFFICE - NORTHERN ELEVATION



VIEW 3 - PASS OFFICE - EASTERN ELEVATION



VIEW 4 - PASS OFFICE - SOUTHERN ELEVATION



VIEW 5 - PASS OFFICE - WESTERN ELEVATION



VIEW 6 - GATEHOUSE - NORTHERN ELEVATION



VIEW 7 - GATE HOUSE - EASTERN ELEVATION

WE 2.1: NEW BASE ENTRY

Need: For existing drivers to South Bundamba from the Murray Valley Highway, the intersection is not signposted, the road is lined with trees, and the road is narrow. The new base entry will provide a clear and safe entry route for those entering and leaving the site.

Outcome: The Project will improve the South Bundamba entrance to connect to the existing signpost and information providing entry to South Bundamba. Realisation of the entry will require the road to be further signposted, intersection on the Murray Valley Highway.

- Scope:** The new base entry will provide:
- Signposting to the site at the intersection of the existing signpost North Bundamba.
 - A new signpost on the Murray Valley Highway.
 - A new signpost on the South Bundamba.
 - A new signpost on the South Bundamba.
 - A new signpost on the South Bundamba.
 - A new signpost on the South Bundamba.
 - A new signpost on the South Bundamba.
 - A new signpost on the South Bundamba.



NEW BASE ENTRY
RIVERINA REDEVELOPMENT PROGRAM - ALBURY WODONGA MILITARY AREA



INFORMATION FLYERS AND CONTACT CARDS

Information flyers were printed and handed out to community members at all community information sessions. These flyers provide useful information for the attendees to ‘take home’ and provided webpage links and contact details. The following flyers were produced:

- Riverina Redevelopment Program Overview
- Albury Wodonga Military Area Redevelopment project overview

Contact cards for the Riverina Redevelopment Program, presented in business card style, were handed to attendees to offer them the opportunity to contact the project team.

EXAMPLE OF CONTACT CARD



EXAMPLE OF INFORMATION FLYER



THE RIVERINA REDEVELOPMENT PROGRAM

SERVICE
COURAGE
RESPECT
INTEGRITY
EXCELLENCE



Figure 2: Artist's impression for the Multi-User Depot at the Albury Wodonga Military Area

The benefits of the Riverina Redevelopment Program:

- The Riverina Redevelopment Program will create a safer place to live, work and train for our Australian Defence Force personnel.
- The Program will support jobs and investment in the Riverina and Murray Valley regions, and will ensure the benefits are shared with the local communities.
- If approved, the Riverina Redevelopment Program will prioritise hiring locals and using local businesses in Albury and Wodonga during construction.
- The Program will create safer road access into Albury Wodonga Military Area for all road users.
- Defence's design process has taken a Designing with Country approach to ensure the inclusion and integration of First Nation voices.

Albury Wodonga Military Area and PFAS



For further information regarding PFAS contamination at Bandiana Military Area see Defence's website: <https://www.defence.gov.au/about/locations-property/pfas/pfas-management-sites/bandiana-military-area>

You can also call 1800 333 362 or email pfas.enquiry@defence.gov.au

Managing and mitigating potential impacts

All the proposed works will occur on land managed or owned by Defence, State Government Agencies or the Council.

The Riverina Redevelopment Program team has taken a considered design approach to minimise and mitigate any potential impact.

The proposed works include the construction of a new and safer road entry into Gaza Ridge Barracks, South Bandiana. It has been designed to mitigate current issues with traffic and pedestrian interactions at the site. This will be a safer outcome for all road users. This design will need to be endorsed by VicRoads as the local road authority.

As a result of the need to create a safer road entry, several trees that form part of the Avenue of Honour for the Vietnam War will be impacted. The Riverina Redevelopment Program will work closely with Vietnam Veterans and the key stakeholders to help identify a potential offset to the planned impacts to the Avenue of Honour.

Community consultation and further information

Defence is committed to providing the community with accessible and transparent information about the Riverina Redevelopment Program and will provide opportunities for the community to ask questions and give feedback.

Further information about the Riverina Redevelopment Program is available on Defence's website included below.

If you have any questions or feedback about the Riverina Redevelopment Program you can speak to the team:

Phone: 1800 290 601

Email: rrp.enquiries@jacobs.com

Website: <https://www.defence.gov.au/riverina-redevelopment-program>



COMMUNITY INFORMATION SESSION ATTENDANCE AND SUMMARY

Details

Two community information sessions were held on Monday 4 December 2023 at The Cube, 118 Hovell Street, Wodonga, Victoria. The sessions ran from 1.00pm to 2.00pm and 5.00pm to 7.00pm. Defence held the sessions during and after business hours to allow community members with competing time commitments, the opportunity to attend.

A small group discussion was held with interested stakeholders regarding the ‘Avenue of Honour’, which commemorates those who served in the Vietnam War. The proposed Albury Wodonga Military Area Redevelopment project will impact the ‘Avenue of Honour’ by removing some trees. This session was held at 2.00pm on 4 December 2023, with attendance both in person and online. Stakeholders interested in the session were invited by phone.

A second round of community consultation sessions were held on Wednesday, 15 May 2024 at The Cube Wodonga, 118 Hovell Street, Wodonga, Victoria. The sessions were conducted between 11.00am to 1.00pm and 5.00pm to 7.00pm.

Resources

There were four posters on display in combination with two Information Sheets and contact cards (see **Annex C**). The consultation team included the following members/groups:

- Defence’s Project Delivery Team
- Consultant Project Management Team
- Consultant Communication Team
- Consultant Engineering Team
- Managing Contractor Design Team
- Managing Contractor Regional Development Team
- Defence’s Base Management Teams
- Representatives from the Australian Defence Force (Army Logistics Training Centre)
- Defence’s Service Delivery Team for New South Wales Riverina and Northern Victoria.

Attendance


Number of attendees	Interest Group
Wodonga, VIC – 04 December 2024	
1	Office of Federal Member
1	Local residents
6	Local businesses
Avenue of Honour Discussion, Wodonga, VIC – 04 December 2024	
4	Community group
Wodonga, VIC – 15 May 2024	
17	Local Residents
3	Local businesses
Total:	32

Key points raised during the community information sessions include:


- Impacts to the Avenue of Honour trees
- Opportunities for local industry participation in the proposed works
- Availability of the local market to support the proposed works
- Impacts on apprentice supply for local business and trades
- Training opportunities through the Program
- Procurement packaging strategy
- Questions around Industry Capability Network
- The Project's benefits to Albury
- Excitement around the Program and the requirements to use local resources
- Impacts to property prices in the surrounding region.
- Concern about any construction impacts
- Interested in the growth of the area adjacent to the Albury Wodonga Military Area as a result of the Program
- Interested in the increased traffic safety as a result of the Program
- Support for the changes to the road design out the front of the entry to the base
- Curiosity about the Program
- Interest about the trees on base and any potential removal through construction
- Questions around whether the work will happen at South or North Bandiana
- Concerns around the traffic on Murray Valley Highway and traffic speed
- Enquiries regarding construction phasing
- Enquiries around the number of personnel who will live on the base after the works are completed
- Support for the Program and relief to hear Albury Wodonga Military Area would remain and not be relocated.

EXAMPLES OF LETTER OF INVITATION TO KEY STAKEHOLDERS

Examples of invitations for personal briefings to key stakeholders are provided below. Invitations were sent to Mayors, State Members and Federal Members in Albury and Wodonga. A summary of Key Stakeholder briefings is in **Annex F**.



Australian Government
Defence



Capital Facilities and Infrastructure
Brindabella Business Park (BP26-1-B029)
Department of Defence
CANBERRA BC ACT 2610
☎ : (02) 5109 8862
✉ : RRP.enquiries@jacobs.com

Justin Clancy MP
Member for Albury
Parliament of New South Wales
491 Olive Street
Albury, NSW, 2640
albury@parliament.nsw.gov.au

Dear Mr Clancy

PROPOSED RIVERINA REDEVELOPMENT PROGRAM—ALBURY, NSW AND WODONGA, VIC

On behalf of the Department of Defence, I would like to offer you a personal briefing on proposed works at the Albury Wodonga Military Area, RAAF Base Wagga, and Blamey Barracks, Kapooka. The Riverina Redevelopment Program will provide fit-for-purpose facilities for Australian Defence Force personnel to live, work and train. The scope of works across the three Bases are similar in structure and scope, making them highly suitable for delivery under a single coordinated Program.

At the Albury Wodonga Military Area, the Riverina Redevelopment Program will see new, upgraded and/or the replacement of aging facilities and infrastructure. The scope of works includes the construction of new working and training facilities, living-in accommodation, a multi-user depot for Cadets and Reservists, a Mess, and new, upgraded and/or replacement of services infrastructure. A new base entry road into South Bandiana will improve safety on the Murray Valley Highway (Anzac Parade).

Key representatives from the Program will be in Wodonga on Monday 04 December through to Tuesday 05 December (noon). If you or your staff would like to accept or decline this invitation for a personal briefing on the proposed works, please contact the project management team via email at RRP.enquiries@jacobs.com.


For your information, the Department of Defence will be holding the following community information sessions on the proposed works in Wodonga. Your constituents may be interested in attending these sessions which will be held at:

Community walk-in session

When:	04 December 2023
Time:	1:00 pm to 2:00 pm and 5:00 pm to 7:00 pm
Where:	Meeting Room, The Cube Wodonga, 118 Hovell Street, Wodonga

Other community information sessions will be held in Wagga Wagga on 05 December 2023. Further detail on the proposed works, as well as the upcoming community information session, is available at <https://www.defence.gov.au/riverina-redevelopment-program>.

Yours sincerely,



22 November 2023

STATUS OF KEY STAKEHOLDER COMMUNICATIONS

ORGANISATION AND MEMBER	NOTES
FEDERAL GOVERNMENT	
<p>Hon Kristy McBain MP Member for Eden-Monaro</p>	<p>23 November 2023. Defence emailed a letter to Hon Kristy McBain providing Program information, contact details, a site link and an invitation to contact Defence for a personal briefing.</p> <p>31 January 2024. Defence had not received a response so a follow up invitation was sent, offering a briefing in early March 2024. There was no response.</p>
<p>Hon Sussan Ley MP Federal Member for Farrer</p>	<p>23 November 2023. Defence emailed a letter to Hon Sussan Ley providing Program information, contact details, a site link and an invitation to contact Defence for a personal briefing.</p> <p>29 November 2023. Ms Ley was unable to attend a briefing. Defence offered to provide a briefing in the future. There was no response.</p> <p>1 May 2024. Defence emailed Ms Ley to inform her of the community consultation sessions on 15 May 2024 and the opportunity to receive an online briefing. There was no response.</p>
<p>Dr Helen Haines Federal Member for Indi</p>	<p>23 November 2023. Defence emailed a letter to Dr Helen Haines providing Program information, contact details, a site link and an invitation to contact Defence for a personal briefing.</p> <p>20 December 2023. Defence provided a briefing to Dr Haines online via MS Teams. Dr Haines enquired if there had been conversations within the Program about the Army School of Health and being more closely engaged with Albury Health through the provision of training.</p> <p>Dr Haines noted that the Program should be celebrated. Dr Haines enquired about the Program’s alignment with net zero and whether there will be any solar panels or batteries. Dr Haines noted the importance of ensuring the Base’s energy security, given the region’s recent power issues. Dr Haines noted that the new entry to South Bandiana will be very popular. Dr Haines asked if bike groups had been consulted and if the budget is public knowledge.</p> <p>1 May 2024. Defence emailed Dr Haines to inform her of the community consultation sessions on 15 May 2024 and the opportunity to receive an online briefing. There was no response.</p>

ORGANISATION AND MEMBER	NOTES
STATE/TERRITORY GOVERNMENT	
<p>Mr Bill Tilley State Member for Benambra</p>	<p>23 November 2023. Defence emailed a letter to Mr Bill Tilley providing Program information, contact details, a site link and an invitation to contact Defence for a personal briefing.</p> <p>4 December 2023. Defence provided a personal briefing to Brad Worrall who was representing Mr Tilley in his electoral office in Wodonga. During the briefing Mr Worrall enquired about roads and the timing of the Program, including when it will start and when it will finish. Mr Worrall questioned if there were any heritage buildings at Albury Wodonga Military Area. Mr Worrall asked if there is asbestos in the buildings. Mr Worrall asked about the water situation and expressed concerns there may not be sufficient water available. Mr Worrall noted approval of the proposed spine road as it will improve safety. Mr Worrall was interested in understanding the design of the living-in accommodation options and if the Base will be self-sustaining. Mr Worrall enquired about local labour opportunities and supported the use of local Indigenous business by the Program. Mr Worrall asked about the impacts on rental accommodation and the number of personnel to be trained as part of the Defence strategic expansion.</p> <p>1 May 2024. Defence emailed Mr Tilley to inform him of the community consultation sessions on 15 May 2024 and the opportunity to receive an online briefing. Mr Tilley requested a briefing but could not attend due to health reasons.</p>
<p>Justin Clancy MP State Member for Albury</p>	<p>23 November 2023. Defence emailed a letter to Mr Justin Clancy providing Program information, contact details, a site link and an invitation to contact Defence for a personal briefing.</p> <p>4 December 2023. Defence provided Mr Clancy with a briefing in his office in Albury. Mr Clancy asked if any State approvals are required. Mr Clancy also enquired about requirements around local procurement and if the referral for the EPBC Act would delay the Program. Mr Clancy was interested in the whether the Program’s proposed infrastructure considers future needs. Mr Clancy enquired about gym facilities at South Bandiana. He acknowledged the reasoning for the cadet facility and removing the need for public to go through security. He also noted the new mess is “an impressive building”. Mr Clancy also enquired who the developers and caravan parks can contact about potential accommodation opportunities.</p>

ORGANISATION AND MEMBER	NOTES
	<p>1 May 2024. Defence emailed Mr Clancy to inform him of the community consultation sessions on 15 May 2024 and the opportunity to receive an online briefing. There was no response.</p>
LOCAL GOVERNMENT	
<p>Councillor Ron Mildren Mayor City of Wodonga Council and full Council</p>	<p>23 November 2023. Defence emailed a letter to Mr Ron Mildren providing Program information, contact details, a site link and an invitation to contact Defence for a personal briefing.</p> <p>4 December 2023. Defence presented to a full Council meeting in the Council offices in Wodonga. The Council asked about contractors’ capabilities, particularly around workforce. The Council was also interested in whether there is any asbestos on site. Mr Mildren asked about the historical buildings and if Defence is recording the value associated with the old buildings. Mr Mildren noted the importance of documenting the history of buildings, particularly the residential blocks at North Bandiana. The Council asked about whether old rail sheds will be impacted and if Latchford Barracks will be disposed of. The Council also asked whether the entrance is being replaced. There were questions about accommodation and if there will be one-bedroom apartments and how many beds are provided. There was interest in the inclusion of a gym and how many people the mess will cater for. A question was asked about Indigenous procurement, noting that it might be difficult. A Councillor commented there is an industrial estate nearby and locals are interested in the work. There’s a 0.9% housing vacancy rate here. A key concern was the impact on housing and the negative impact on locals. The Program team talked about the work with developers and caravan parks to identify opportunities for them to scale up in preparation of the Program.</p> <p>1 May 2024. Defence emailed Mr Mildren to inform him of the community information sessions on 15 May 2024 and the opportunity to receive an online briefing. There was no response.</p>
<p>Kylie King Mayor Albury City Council And Deputy CEO and Service Leader, Economic Development</p>	<p>23 November 2023. Defence emailed a letter to Ms Kylie King providing Program information, contact details, a site link and an invitation to contact Defence for a personal briefing.</p> <p>4 December 2023. Defence provided a briefing to the Mayor Kylie King, Tracey Squire, Deputy CEO and the Service leader for Economic Development, Ambrose Glass of Albury</p>

ORGANISATION AND MEMBER	NOTES
	<p>City Council in the Council offices. Ms Squire asked whether the budget for the Albury Wodonga Military Area project has been consistent as she was under the impression it would be higher. Ms King asked whether the Riverina Redevelopment Joint Venture expects to engage multiple contractors, and enquired whether worker accommodation will be needed. Ms Squire commented there are lots of local Indigenous groups to engage.</p> <p>Mr Glass asked what the future Defence capacity looks like after this and will any Council services such as water be required. Mr Glass also enquired if the current museum will be impacted. Ms King asked whether the Program requires approval from the State. Ms Squire asked what's happening at Latchford Barracks. Mr Glass asked whether they will make the existing mess redundant once new one constructed.</p> <p>1 May 2024. Defence emailed Ms King to inform her of the community consultation sessions on 15 May 2024 and the opportunity to receive an online briefing. There was no response.</p>
COMMUNITY AND BUSINESS GROUP	
Treenet	<p>Treenet is a National Non-Profit Organisation that create and manage Avenues of Honour around the Country, to commemorate Vietnam Veterans. Treenet became aware of the project and the intention to clear some trees from the Vietnam Memorial Avenue of Honour, consisting of several trees on the median strip of the Murray Valley Highway. Treenet became aware of the project's impact on the Avenue of Honour, and raised their concerns in a discussion paper issued to the Managing Contractor on 21 September 2023.</p> <p>17 November 2023. Defence called members of Treenet to offer an invitation to a briefing regarding the impacts to the Avenue of Honour. Defence provided information regarding the Program and details for the community information session.</p> <p>4 December 2023. Defence provided a briefing regarding the changes to the base entry via an MS Teams call. The attendees asked the following questions:</p> <ul style="list-style-type: none"> • What was the length of the carriage way displayed? • How many trees were going to be removed in the other designs that were not the preferred options? • Can you relocate the entrance to the Kiewa Valley Highway?

ORGANISATION AND MEMBER	NOTES
	<ul style="list-style-type: none"> • Has the knowledge of the heritage value of the trees been taken into account? • Why was the Tooles Road option excluded? • What it considered in the masterplan? • What monetary value has Defence put on the value of the trees? • Are you going to extend the Avenue of Honour? • What offsets have been developed? <p>The attendees explained they are very passionate about recording and documenting the existing Avenues of Honour, they are extremely important. They expressed concern that Defence was hypocritical by ‘trashing’ an Avenue of Honour for Vietnam Veterans. Treenet explained that there doesn’t appear to be a proper impact assessment and they had no confidence that the impact will be limited to just 16 trees. Treenet did not agree with the potential offsets presented to them.</p>

SUMMARY OF TOPICS AND KEY ISSUES RAISED DURING COMMUNITY INFORMATION SESSIONS

TOPIC	RAISED BY	DEFENCE RESPONSE
Timing for the Program of works	Representative for Bill Tilley MP Justin Clancy MP, State Member for Albury Local residents	Defence anticipates that construction will start in 2024 and is expected to be completed in mid-2033. Construction is subject to approval.
Workforce numbers required and competition with other major projects	Justin Clancy MP, State Member for Albury	The Riverina Redevelopment Team’s Regional Development Team has engaged with other projects to inform workforce planning.
Concerns about market capacity and use of local labour by the Program	Justin Clancy MP, State Member for Albury Wodonga City Council Local businesses	Defence will use local labour and has local employment targets of 80-90% across two defined local regions to maximise local participation. Defence has received substantial interest from local businesses and is undertaking measures to identify supply and capacity levels in the local market. The packages of works will be designed to reflect the supply and capacity levels identified. Defence recognises the need to ensure the proposed scope of work does not impact the local availability of trades. Defence is undertaking monthly meetings with other major projects in the regions to manage the demands on resources across Victoria and New South Wales.
Concerns around local businesses and communities’ lack of understanding of Defence’s requirements	Justin Clancy MP, State Member for Albury	Albury Wodonga Military Area, is well established in the community. Defence has long relied on local businesses and services to repair and develop the Bases. There is a strong awareness among local businesses and community members of the requirement to be involved in construction and work programs on Defence sites.
Procurement and the engagement of multiple contractors	Representative for Bill Tilley MP Mayor and Deputy CEO, Albury City Council Justin Clancy MP, State Member for Albury	Defence is intending to use sub-contractors staffed by locals. Defence’s approach is not to overburden the market, local businesses and contractors. The work packages will be smaller to suit different

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TOPIC	RAISED BY	DEFENCE RESPONSE
	Wodonga City Council	<p>size businesses and the procurement design will reflect the supply chain.</p> <p>The Program has Indigenous procurement targets in place and there is strong interest in the regions from Indigenous businesses.</p>
Interest in increasing Indigenous procurement	Wodonga City Council	Defence has been enaging with local Indigenous businesses to understand their interest in the Program and to date, there is strong interest.
The Environmental Protection and Biodiversity Conversation (EPBC) Act Referral and it's impact on the progress of the Program	Justin Clancy MP, State Member for Albury	Once the EPBC referral has been heard a decision will be provided in five days. Defence does not expect the referral process to cause delays.
Heritage buildings and recording their value	Wodonga City Council	There are heritage buildings at Albury Wodonga Military Area but they will be not impacted by the proposed scope of works.
Changes to the entry at Albury Wodonga Military Area	Wodonga City Council Local residents	A signalised intersection will be created to improve safety and there is a new spine road to the East.
Rail sheds at Albury Wodonga Military Area	Wodonga City Council	The Rail sheds are not within the scope of the Program.
Developments to Latchford Barracks	Mayor and Deputy CEO, Albury City Council	As the future plan for Albury Wodonga Military Area is the consolidation into South and East Bandiana, the project scope includes the demolition of 200 Living In Accomodation at Latchford Barracks and the construction of 240 new Living in Accomodation at South Bandiana.
Impacts to the museum at Albury Wodonga Miliary Area	Mayor and Deputy CEO, Albury City Council Local residents	The museum will not be impacted by the works.
Concerns regarding water and its availability around Albury Wodonga Military Area	Representative for Bill Tilley MP Mayor and Deputy CEO, Albury City Council	<p>Defence has been working closely with North East Water (NEW) to develop a solution that suits both Defence and NEW's other customers.</p> <p>NEW will be constructing a new sewer main along the Murray Valley Highway (outside of</p>

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TOPIC	RAISED BY	DEFENCE RESPONSE
		<p>the Base) and a new Sewer Pump Station at the corner of the Kiewa Valley Highway. As the works being conducted by NEW will assist Defence with its future consolidation plans, Defence have agreed to contribute to the capital costs of constructing the new sewer main.</p>
<p>Presence of asbestos in the buildings at Albury Wodonga Military Area</p>	<p>Representative for Bill Tilley MP Wodonga City Council</p>	<p>Defence anticipates that there will be asbestos in a number of buildings at the Albury Wodonga Military Area. If this is the case, Defence will implement the appropriate contamination management plan and processes to safely manage its removal. Licenced removalists and tips will be used in line with current standards and best practice.</p>
<p>Approval process and State involvement</p>	<p>Mayor and Deputy CEO, Albury City Council Justin Clancy MP, State Member for Albury</p>	<p>All major works delivered by the Commonwealth must be referred to the Parliamentary Standing Committee on Public Works as part of the approval process.</p> <p>The PWC is established under the <i>Public Works Committee Act 1969</i>. In line with this Act, the PWC is required to consider the need, scope, cost, purpose and value-for money of the proposed works and report to Parliament whether it should go ahead.</p> <p>As the Program’s scope of work will occur on Defence land, it does not require State approvals.</p>
<p>Will the Living-in Accommodation be multi-storey at Albury Wodonga Military Area?</p>	<p>Representative for Bill Tilley MP</p>	<p>Defence is proposing a three storey living-in accommodation design at Albury Wodonga Military Area as part of the Program’s scope of works.</p>
<p>Will the redevelopment at Albury Wodonga Military Area make the base self-sufficient and reduce the need for Defence personnel to leave Base.</p>	<p>Representative for Bill Tilley MP</p>	<p>Defence anticipates that personnel will still need to leave Base to access local facilities and businesses so there will still be that positive impact on the local economy.</p>
<p>Concern regarding impacts to local short term accommodation.</p>	<p>Representative for Bill Tilley MP</p>	<p>Defence recognises the current pressures on the rental market and short term accommodation in locations such as Albury and Wagga Wagga. Defence is packaging the works to minimise</p>

TOPIC	RAISED BY	DEFENCE RESPONSE
	<p>Mayor and Deputy CEO, Albury City Council</p> <p>Local residents</p>	<p>the impacts on local communities. Defence is also exploring opportunities to minimise the need for the workforce to live in the community.</p> <p>Defence has designed an accommodation strategy, and will work with developers to identify opportunities to upscale for accommodation needs in advance of construction. Some offsite manufacturing will occur outside of the towns to minimise local impacts.</p> <p>It is expected that the Program is likely to generate investment opportunities and once the PWC approval is finalised, interested parties are more likely to have the certainty they need to invest.</p>
<p>The number of personnel Defence is expecting to train as result of the strategic expansion.</p>	<p>Representative for Bill Tilley MP</p> <p>Mayor and Deputy CEO, Albury City Council</p> <p>Justin Clancy MP, State Member for Albury</p> <p>Local residents</p>	<p>Defence will train over 18,500 personnel nationally. Overall, there will be approximately a 5% increase at each base.</p>
<p>Organisations involved in the Riverina Redevelopment Program</p>	<p>Wodonga City Council</p>	<p>Defence is supported by Jacobs who is delivering Program Management and Communication services. RRJV is made up of CPB Contractors and Downer, supporting the delivery of the planning phase of the Program.</p>
<p>Proposed infrastructure considers future needs</p>	<p>Justin Clancy MP, State Member for Albury</p>	<p>Defence has considered the changing needs in the master planning for the Program. This will ensure that the proposed works will cater for potential future development.</p>
<p>Gym and recreation facilities at South Bandiana</p>	<p>Justin Clancy MP, State Member for Albury</p> <p>Wodonga City Council</p>	<p>This is outside the scope of the Program so personnel will continue to use local gyms.</p>
<p>How will different ranks within the Defence force be accommodated in the new mess?</p>	<p>Justin Clancy MP, State Member for Albury</p>	<p>The Program has designed the new mess to cater for different ranks to have their own space, but a shared workforce within the mess creates efficiencies.</p>

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TOPIC	RAISED BY	DEFENCE RESPONSE
Traffic movements at East Bandiana	Wodonga City Council	The proposed works will result in more traffic movements in the morning and evening when vehicles are leaving and arriving on site.
Load size and road closures during construction	Local residents	The project will aim to minimise any road closures during construction. There may be some impact during the construction of the temporary construction access at the new base Entry at Albury Wodonga Military Area.
Alignment between the Program, Defence's health education services and local health services.	Dr Helen Haines Federal Member for Indi	This is not within the scope of the Program.
Program's alignment with net zero and whether there would be any solar panels or batteries.	Dr Helen Haines Federal Member for Indi	The project will enable Defence to implement solar panels and infrastructure for electronic vehicles in the future.
Opportunities for supply and shipping lines of materials through key ports	Local business	Some supplies may pass through major ports. The Riverina Redevelopment Joint Venture's Regional Development Team will make contact in the future regarding shipping and ports.
Opportunities to use local products during construction	Local businesses Local residents	Defence has planned to ensure that during construction, the Program prioritises the use of local businesses, local workforce and products whilst minimising impacts on the use of these markets locally (residential needs).
Questions around accessing and registering on the Industry Capability Network	Local businesses	The Joint Venture's Regional Development team will assist all interested local businesses with support with the Industry Capability Network.
Opportunities for local industry and business participation in the proposed works	Local businesses	The proposed Program of works will prioritise the use of local industry and businesses. Defence has targets to use local businesses and services.
Questions regarding the provision of wellbeing services for veterans and ex-serving personnel.	Interested resident	This is outside the scope of works. However, the Department of Veterans Affairs provides support for ex-serving personnel.
Concern about construction noise and	Local resident	All works will occur during normal construction working hours during the day.

TOPIC	RAISED BY	DEFENCE RESPONSE
dust, especially dust that is contaminated by PFAS.		Only some out of hours works will occur such as services (power, water etc.) switches. PFAS will be managed in accordance with Defence policy.
How many trees are going to be removed in the other designs that were not the preferred options?	Community group	The other two options were not developed far enough to fully determine if any trees would be removed. With that said, had the project upgraded the existing entry it would be unlikely any of the Avenue of Honours trees would have been removed. Had the project proceeded with the Toolles Rd option, no trees from the Avenue of Honours would have been removed.
Relocate the entrance to the Kiewa Valley Highway?	Community group	Anzac Parade / Murray Valley Highway is a B class state arterial road. The entrance to South Bandiana is a private access. VicRoads Access Management Policy does not allow any private entrances within 200m of the existing intersection on this arterial road. Brand new intersections are generally required to be spaced 800m from existing intersections on roads of this classification. We are modifying an existing intersection with North Bandiana which allows us to avoid this requirement. These road authority policies are driven by road safety and efficiency requirements
Has the knowledge of the heritage value of the trees has been taken into account?	Community group	<p>Wodonga City Council has not established a significant tree register and the avenue is not identified in the Heritage Planning scheme.</p> <p>Vegetation is most commonly managed under the State's Victorian Planning Provisions (VPP), and at a local government level through Vegetation Protection Overlays (VPOs). 52 of the 82 local councils use Vegetation Protection Overlays (VPOs) to manage their tree populations whereby each individual council will specify local vegetation for protection in a schedule (which requires Ministerial approval). Vegetation in the schedule may include trees, stands of trees or areas of significant vegetation.</p> <p>There is nothing in the VPP that defines a significant tree. Councils are individually</p>

TOPIC	RAISED BY	DEFENCE RESPONSE
		<p>responsible for determining this. The reason for this relates to the aesthetic and heritage value of the tree species native to the council area in question. Each council will set its girth threshold to determine ‘what is a significant tree?’ at a level which will allow for protection of trees that are desirable for the district. Wodonga City Council has not yet established their significant tree register.</p>
<p>Why was the Tooles road option excluded?</p>	<p>Community group</p>	<p>Tooles Rd was excluded from consideration for the following reasons:</p> <ul style="list-style-type: none"> a. The site is constrained due to the school being located near the entry point. b. It is a disparate entry and exit and not really connected to existing active transport. c. It does not link to the major road network directly, and Murray Valley Hwy. d. Not aligned with authority infrastructure connection locations. e. Its siting location is further from main areas of the Base (compared to options 1 & 2). May increase security response times. f. The location does not suit the turning requirements of Defence’s vehicles.
<p>Are you going to extend any of the Avenue of Honour?</p>	<p>Community group</p>	<p>This is not within the proposed design for the Program</p>
<p>What factors could impact property value?</p>	<p>Local businesses</p>	<p>The following factors could influence property value:</p> <ul style="list-style-type: none"> a. A long construction program could lead to workers moving permanently to the area b. The Project will support the local economy through the procurement of local trades and supplies. The influx of workers (including short term workers) will contribute to local businesses.