

The Proposed Works

Purpose

- 2.1 Defence describes the purpose of the RAAF Base Amberley Redevelopment Stage 3 project as an opportunity to enhance Australian Defence Force (ADF) capabilities and efficiencies in service delivery by providing new facilities and upgrading and augmenting existing facilities at RAAF Base Amberley.¹
- 2.2 The project will address the poor siting of residential and support facilities by relocating these functions to low noise areas in accordance with the Base Zone and Precinct plan, increase the capacity of base services to support the immediate and planned increase in base population, and improve the base physical security.²

1 Appendix C, Submission No. 1, paragraph 2.

2 loc.cit.

Need

- 2.3 Defence justifies the need for this project on the basis that it will facilitate future development and reduce the impact of aircraft noise on the resident Defence personnel. On completion the project will have relocated residential and support facilities to low noise areas and create additional space adjacent to the flight line for future operational facilities in accordance with the base Zone and Precinct plan.³
- 2.4 The current base population is approximately 2,500 uniformed personnel that by 2009 will see an increase in the Base population to approximately 3,200 uniformed personnel. Allowing for a modest projection of long term growth, it is estimated that by 2015 the base population will be in the vicinity of 4,000 uniformed personnel. This will place additional pressure on base support services, in particular messing, the Mechanical Equipment and Operational Maintenance Section and health care services.⁴
- 2.5 From an operational perspective, the home basing of the Multi-Role Tanker Transport (MRTT) and C-17 aircraft will place additional demand on the base fuel supplies and liquid dry breathing oxygen storage. With the decommissioning of one of the two current base fuel farms for environmental, serviceability and safety concerns, the remaining fuel storage is insufficient to support the flying activities at the base and additional fuel storage is required. Further, the current liquid dry breathing oxygen compound does not comply with current standards and does not have sufficient capacity or redundancy to support the forecast demand.⁵

Scope

- 2.6 According to the Defence Statement of Evidence, the scope of the proposed RAAF Amberley Redevelopment Stage Three project includes 14 separate project elements. These are as follows:
- **New Level 3 Trainee Living-In Accommodation.**
 - ⇒ this project element will provide 160 rooms of trainee Level 3 live in accommodation, and the demolition of the current trainee live in accommodation;

3 *ibid.*, paragraph 7.

4 *ibid.*, paragraph 8.

5 *ibid.*, paragraph 9.

- **New Combined Messing Facility.**
 - ⇒ this project element proposes a combined mess facility with a single kitchen and separate mess wings that provide formal and informal spaces for each rank group;
- **A New Physical Fitness Training Centre.**
 - ⇒ this project element provides for a new base physical fitness centre including a swimming pool and other training and recreational facilities;
- **Additional Fuel Storage.**
 - ⇒ this element of the project involves the construction of additional aviation fuel storage and the demolition of Fuel Farm 1 that is now obsolete and remediation of the site;
- **New Liquid Dry Breathing Oxygen Facility.**
 - ⇒ this project element will provide a new liquid dry breathing oxygen compound;
- **A New Headquarters building for the Combat Support Group.**
 - ⇒ as part of this proposal a new headquarters building for the Combat Support Group will be constructed, and the existing building refurbished and reused for other purposes;
- **No. 1 Air Transportable Health Squadron.**
 - ⇒ this project element will provide dental and medical care facilities to support Level 2 care for Base personnel and storage for deployable equipment based on a projected base population of 4,000 uniformed members;
- **Base Information Systems Centre and Base Command Post.**
 - ⇒ the redevelopment project proposes a significant upgrade and refurbishment of the existing building that will include the upgrading of ablutions and change rooms as well as the refurbishment of the Base Commanders Office;
- **RAAF Security and Fire School.**
 - ⇒ this element of the project involves provision of new instructional and training support facilities for RAAF Security and Fire School, including new working and training accommodation, a satellite specialist physical training facility and refurbishment works to some existing working accommodation facilities to improve functionality;
- **New Mechanical Equipment and Operational Maintenance Section.**

- ⇒ this project element will co-locate all units of the section into one compound and provide additional workshop space, storage areas and working accommodation to address the increasing demand for their support services. Facilities will include a new maintenance shelter for vehicle maintenance and Ground Support Equipment maintenance, office working accommodation, vehicle shelters and storage areas;
- **Passive Defence Augmentation.**
 - ⇒ this element of the project provides for perimeter fencing to enclose recently constructed facilities delivered under the RAAF Base Amberley Redevelopment Stage 2 project and those facilities proposed under this project. This element will include the reconfiguration of Base entrances, expansion, re-alignment and upgrading of the Base perimeter fence and the installation of new physical and electronic security technology;
- **Refurbishments for RAAF Security Police.**
 - ⇒ this project element proposes minor refurbishment works to improve the functional effectiveness of the building and includes the construction of a new briefing room to facilitate formal instruction, an interview and emergency operations room, an upgrade of the ablutions facilities and an upgrade of the physical security of the building;
- **New Military Working Dogs Accommodation.**
 - ⇒ this element of the project consists of new kennel facilities for the military working dogs. It includes new kennels, running and training yards, isolation kennels, food preparation areas, veterinary facilities and an administration building for staff; and
- **Engineering Services and Demolitions.**
 - ⇒ this project element supports all the other project elements with the necessary engineering services including communications, sewer, water and electricity supply, and where appropriate the demolition of redundant facilities.⁶

6 *ibid.*, paragraphs 21 – 45.

Options Considered

- 2.7 In considering the most cost effective way for this project to proceed, the department considered the viability of adaptively re-using or refurbishing existing facilities to reduce the need for new construction.
- 2.8 According to Defence, in most cases the option to re-use facilities was not considered cost effective because of the age, structural inadequacy, functional inadequacy or inappropriate location of the facilities. Accordingly the Department has opted for new buildings located on greenfield sites.
- 2.9 Further, Defence states that a number of siting options were also considered during the early planning of the project. These options were presented to a Technical Site Selection Board, and the development of land use consistent with the RAAF Base Amberley Zone and Precinct Plan was preferred.⁷

Project Delivery

- 2.10 Subject to Parliamentary approval of the project, construction of the first elements is expected to commence in early 2008. All major works are expected to be completed by late 2011.⁸
- 2.11 The proposed delivery system is by a series of Head Contracts. This methodology has been selected on the basis of the scope, the need to minimise disruption to base activities, the value of the works and any interdependencies with other concurrent projects. A project manager has been engaged to represent Defence, co-ordinate the works and act as Contract Administrator.⁹

Costs

- 2.12 The estimated out-turn cost of this project is \$331.5 million (excluding GST). This cost estimate includes the construction costs, management and

7 Ibid., paragraphs 11 and 12

8 *ibid.*, paragraph 97.

9 *ibid.*, paragraph 96.

design fees, furniture, fittings and equipment, contingencies and an escalation allowance.¹⁰

¹⁰ *ibid.*, paragraph 93.