
The Parliament of the Commonwealth of Australia

Relocation of RAAF College;
RAAF Base East Sale,
Victoria and RAAF Base
Wagga, New South Wales

Parliamentary Standing Committee on Public Works

November 2005
Canberra

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Contents

Membership of the Committee v
List of Abbreviationsvi
Extract from the Votes and Proceedings of the House of Representativesvii
List of Recommendations viii

REPORT

1 Introduction 1
Referral of Work 1
Background 2
Location 2
Inquiry Process 3
Public Hearings 3

2 The Proposed Works 5
Purpose..... 5
Need 6
Options Considered 6
Scope 7
Project Delivery 9

3	Issues and Conclusions	11
	Consolidation of RAAF College.....	11
	Planning Considerations.....	12
	Environmental Considerations	12
	Ecologically Sustainable Development (ESD).....	12
	Protection of Native Flora.....	13
	Protection of Native Avifauna	13
	Base Population.....	13
	Accommodation Standards.....	14
	Messing Arrangements	14
	Traffic Management	15
	Occupational Health and Safety	15
	Demolition Works.....	16
	Consultation.....	17
	Community Impacts.....	18
	Economic Impacts.....	18
	Social Impacts.....	19

APPENDICES

	Appendix A – List of Submissions and Exhibits	21
	Appendix B – List of Witnesses	23
	Appendix C – Submission No. 1 from the Department of Defence	25
	Appendix D – Official Transcript of Evidence – Wagga Wagga, New South Wales.....	69
	Appendix E – Official Transcript of Evidence – Sale, Victoria.....	93



Membership of the Committee

Chair Hon Judi Moylan MP

Deputy Chair Mr Brendan O'Connor MP

Members Mr John Forrest MP

Senator Stephen Parry

Mr Harry Jenkins MP

Senator the Hon Judith Troeth

Mr Bernie Ripoll MP

Senator Dana Wortley

Mr Barry Wakelin MP

Committee Secretariat

Secretary Mrs Margaret Swieringa

Inquiry Secretaries Ms Vivienne Courto

Research Officers Ms Peggy Danaee

Mr Raymond Knight

Administrative Officer Mr Peter Ratas



List of Abbreviations

ABGR	Australian Building Greenhouse Rating
ADFA	Australian Defence Force Academy
AGO	Australian Greenhouse Office
Defence	Department of Defence
ESD	Ecologically Sustainable Development
NSW	New South Wales
OH&S	Occupational Health and Safety
OTS	Officer Training School
Qld	Queensland
SA	South Australia
Vic	Victoria
RAAF	Royal Australian Air Force
1RTU	No. 1 Recruit Training Unit



Extract from the Votes and Proceedings of the House of Representatives

No. 44 dated Thursday, 23 June 2005

28 PUBLIC WORKS – PARLIAMENTARY STANDING COMMITTEE –
REFERENCE OF WORK – RELOCATION OF SELECTED RAAF COLLEGE
UNITS TO RAAF BASE EAST SALE, VICTORIA, AND RAAF BASE WAGGA
WAGGA, NSW

Dr Stone (Parliamentary Secretary to the Minister for Finance and Administration), pursuant to notice, moved – That, in accordance with the provisions of the *Public Works Committee Act 1969*, the following proposed work be referred to the Parliamentary Standing Committee on Public Works for consideration and report: Relocation of selected RAAF College units to RAAF Base East Sale, Victoria, and RAAF Base Wagga Wagga, NSW.

Debate ensued.

Question – put and passed.



List of Recommendations

3 Issues and Conclusions

Recommendation 1

The Committee recommends that the Department of Defence supply it with a comprehensive list of all buildings to be demolished at RAAF Base Edinburgh, together with all associated demolition and asbestos removal costs, as soon as practicable following completion of the necessary surveys.

Recommendation 2

The Committee recommends that the proposed works associated with the relocation of selected RAAF College Units to RAAF Base East Sale, Victoria and RAAF Base Wagga, New South Wales proceed at the estimated cost of \$133.4 million.

Introduction

Referral of Work

- 1.1 On 23 June 2005 the proposal to relocate selected RAAF College units to RAAF Base East Sale, Victoria (Vic) and RAAF Base Wagga, New South Wales (NSW) was referred to the Public Works Committee for consideration and report to the Parliament in accordance with the provisions of the *Public Works Committee Act 1969* (the Act).¹ The proponent agency for this work is the Department of Defence (Defence).
- 1.2 The Hon Dr Sharman Stone MP, Parliamentary Secretary to the Minister for Finance and Administration, advised the House that the total estimated cost of the proposed works was \$133.4 million, with at least \$60 million to be expended at each site. She reported that, subject to parliamentary approval, construction would commence in late 2005, with a view to completion by the end of 2008.

1 Extract from the *Votes and Proceedings of the House of Representatives*, No. 44, Thursday, 23 June 2005

Background

- 1.3 RAAF College is responsible for the delivery of up to 100 courses and the training of some 5,500 Defence recruits and personnel each year. RAAF College elements are currently dispersed over five Defence sites as follows:
- RAAF Base Point Cook, Vic – Headquarters RAAF College and Officer Training School (OTS);
 - RAAF Base Edinburgh, South Australia (SA) – No. 1 Recruit Training Unit (1RTU);
 - RAAF Base Wagga, NSW – School of Postgraduate Studies;
 - RAAF Base Richmond, NSW – School of Postgraduate Studies, Corporal Promotion Centre; and
 - RAAF Base Amberley, Queensland (QLD) – School of Postgraduate Studies, Corporal Promotion Centre.²
- 1.4 Both RAAF Base East Sale and RAAF Base Wagga have a history of providing training for airforce personnel dating back to their establishment in the 1940s. Recently the Government has identified both bases for long-term retention as centres for RAAF training.³

Location

- 1.5 RAAF Base East Sale occupies an 800 hectare site in the Wellington Shire, some three kilometres from Sale, Vic and 200 kilometres east of Melbourne.
- 1.6 RAAF Base Wagga occupies a 300 hectare site located 11 kilometres east of Wagga Wagga, NSW, approximately 450 kilometres south-west of Sydney.⁴

2 Appendix C, Submission No. 1 from the Department of Defence, paragraph 6

3 *ibid*, paragraphs 9 – 10 and 13

4 *ibid*, paragraphs 7 – 8 and Annex A

Inquiry Process

1.7 The Committee is required by the Act to consider public works over \$6 million⁵ and report to Parliament on:

- the purpose of the work and its suitability for that purpose;
- the need for, or the advisability of, carrying out the work;
- whether the money to be expended on the work is being spent in the most cost effective manner;
- the amount of revenue the work will generate for the Commonwealth, if that is its purpose; and
- the present and prospective public value of the work.⁶

1.8 The Committee called for submissions by advertising the inquiry in *The Wagga Daily Advertiser* on Saturday, 6 August 2005 and the *Gippsland Times* on Tuesday, 9 August 2005. The Committee also sought submissions from relevant government agencies, local government, private organisations and individuals, who may be materially affected by or have an interest in the proposed work. The Committee subsequently placed submissions and other information relating to the inquiry on its web site in order to encourage further public participation.

Public Hearings

1.9 On Friday, 16 September 2005 the Committee travelled to both RAAF Base Wagga and RAAF Base East Sale to inspect the scope and environs of the proposed works. Public hearings were conducted at each location. A confidential briefing on project costs was conducted at Parliament House, Canberra on Thursday, 15 September.

5 *Public Works Committee Act 1969*, Part III, Section 18 (8)

6 *ibid*, Section 17

The Proposed Works

Purpose

- 2.1 The RAAF College Relocation Project comprises the relocation of:
- RAAF College Headquarters from Point Cook to RAAF Base Wagga, NSW;
 - The OTS from Point Cook to RAAF Base East Sale, Vic; and
 - 1RTU from RAAF Base Edinburgh, SA, to RAAF Base Wagga.¹
- 2.2 The purpose of the proposed works is to:
- replace aged facilities and infrastructure;
 - ensure compliance with current Occupational Health and Safety (OH&S) standards;
 - produce cost efficiencies;
 - address deficiencies associated with overcrowding and the dysfunctional layout of existing facilities.²

1 Appendix C, Submission No. 1, paragraph 2

2 *ibid*, paragraph 4

- 2.3 Defence has submitted that the proposed work will also support the Government's commitment to regional Australia.³

Need

- 2.4 The RAAF College Relocation Project was prompted by:
- the Defence Efficiency Review, which found that cost efficiencies could be achieved through the closure of Point Cook Base, Vic;
 - Defence policy, which seeks to decrease the number of bases across Australia; and
 - the inadequacy of the existing 1RTU facilities at RAAF Base Edinburgh.⁴

Options Considered

- 2.5 The decision to relocate RAAF College units to RAAF Bases East Sale and Wagga was based upon Defence planning, which has identified these bases for long-term retention as RAAF training centres.⁵
- 2.6 While neither RAAF Base East Sale nor RAAF Base Wagga have current Master Plans, siting of individual facilities has been confirmed by Site Selection Boards. A Master Plan for RAAF Base East Sale is in development.⁶ Defence's main submission to the inquiry stated that scope elements for the project had been
- ...tested via a process of examining various options, vetting with user input and design consultant analysis.⁷
- 2.7 This process involved the consideration of such factors as:
- adaptive reuse of existing facilities;
 - obtaining the best mix of room sizes and types;

3 Appendix C, Submission No. 1, paragraph 5

4 *ibid*, paragraph 5

5 *ibid*, paragraphs 5 and 13

6 *ibid*, paragraph 11

7 *ibid*, paragraph 14

- alternative storage solutions;
- compatibility of proposed facilities with tasks undertaken;
- functional relationships between facilities elements;
- flexibility of design;
- whole-of-life environmentally sustainable design;
- capacity of services and infrastructure;
- durability and maintenance requirements of materials; and
- appropriate landscaping.⁸

Scope

2.8 It is proposed that works to provide for the RAAF OTS at RAAF Base East Sale would comprise:

- purpose-built Staff and Administration Headquarters;⁹
- purpose-built Officer Training School facilities;¹⁰
- purpose-built external and physical training facilities;¹¹
- purpose-built living-in accommodation for the Officer Training School, comprising four two-storey buildings with 30 beds each;¹²
- new combined all-ranks mess;¹³ and
- domestic support facilities, including upgraded clothing store and additional car-parking.¹⁴

2.9 Construction of facilities for the Headquarters RAAF College and 1RTU at RAAF Base Wagga would comprise:

- refurbishment of existing building to provide administrative facilities for the Headquarters RAAF College;¹⁵

8 Appendix C, Submission No. 1, paragraph 14

9 *ibid*, paragraph 18a and Annex D

10 *ibid*, paragraph 18b and Annexes E and F

11 *ibid*, paragraphs 20 - 21

12 *ibid*, paragraphs 22 - 23 and Annex G

13 *ibid*, paragraph 26.a and Annex H

14 *ibid*, paragraphs 25 - 26

- administration and training facilities for the 1RTU, including Staff and Administration Headquarters, classrooms and an indoor physical training area;¹⁶
- purpose-built external training facilities;¹⁷
- purpose-built living-in accommodation for 1RTU, consisting of three two-storey buildings and a single-storey building for Specialised Training Section recruits and the Military Skill Instructor course, communal recreation facility and minor refurbishment of existing living-in accommodation for senior non-commissioned officers;¹⁸ and
- base domestic support, including refurbishment of airmen's mess kitchen and servery, extension and refurbishment of medical and dental facilities, new psychological unit accommodation, new ground training equipment store, minor upgrades to registry and stores, and some additional car-parking.¹⁹

2.10 Defence proposed that associated upgrades to engineering services to provide for the new and expanded facilities will be executed at both bases. This would include works to:

- hydraulic services;
- sewerage lines;
- water and stormwater reticulation;
- fire services;
- electrical services; and
- data and communications systems.²⁰

2.11 The relocation project will leave vacant some facilities at RAAF Base Edinburgh that may be available for demolition following the conduct of an asbestos survey. Defence's main submission reported that specific buildings to be demolished had not yet been identified as RAAF Base Edinburgh is currently undergoing a comprehensive heritage survey.²¹

15 Appendix C, Submission No. 1, paragraphs 30 - 31

16 *ibid*, paragraphs 33a - 33c and Annexes I - L

17 *ibid* paragraphs 35 - 36

18 *ibid*, paragraphs 37 - 38 and Annexes M - K

19 *ibid*, paragraphs 40 -41

20 *ibid*, paragraphs 42 - 46

21 *ibid*, paragraph 47

Project Delivery

- 2.12 Subject to parliamentary approval, it is anticipated that works would commence at both East Sale and Wagga in late 2005, with completion by the end of 2008.²²

²² Appendix C, Submission No. 1, paragraph 57

Issues and Conclusions

Consolidation of RAAF College

- 3.1 In its written evidence to the inquiry, Defence submitted that a significant factor driving the proposed relocation project is the anticipated cost and operational efficiencies to be derived from partial collocation of RAAF College elements. The Committee noted that while RAAF College units would be removed from Point Cook Base (RAAF Williams), Vic and RAAF Base Edinburgh, SA, some RAAF College elements – namely, the School of Postgraduate Studies, Corporal Promotion Centre – would continue to operate at RAAF Base Richmond, NSW and RAAF Base Amberley, Qld. Given the expected financial and operational benefits of partial collocation, the Committee was interested to know whether Defence had considered the consolidation of all RAAF College elements at a single site.
- 3.2 At the public hearing conducted in Wagga Wagga, Defence explained that the option had been considered, but had been rejected. This decision was based partially upon the findings of studies conducted in New Zealand and the United Kingdom, which recommended against the collocation of recruit and officer training. Further, Defence elaborated on the synergies and opportunities expected to arise from the development of discrete recruit and officer training centres of excellence at established, operational air-bases, which can provide for the development of expertise in differing

areas of specialisation and future career opportunities on-site. In respect of the postgraduate training conducted at RAAF Bases Richmond and Amberley, Defence added that this comprised short courses for junior non-commissioned officers, which were delivered on location by a small number of staff out-posted from the training headquarters at RAAF Base Wagga.¹

Planning Considerations

- 3.3 Defence's main submission recorded that neither RAAF Base East Sale, nor RAAF Base Wagga has a current Master Plan, although a Master Plan for the former is in development.² The Committee expressed concern that the lack of a Master Plan may result in additional costs, either through the discovery of unexpected conditions at the sites, or through expenditure on infrastructure that may be rendered obsolete by future planning decisions and further rationalisation of Defence properties. Defence assured members that the absence of a consolidated plan did not mean a lack of historical information, stating that detailed infrastructure studies had been undertaken at each base. Defence also reiterated the government's commitment to the development of RAAF Base Wagga and RAAF Base East Sale as long-term centres for RAAF training.³

Environmental Considerations

Ecologically Sustainable Development (ESD)

- 3.4 Defence intends that, where appropriate, all facilities associated with the RAAF College relocation project will be designed in accordance with the Department of Environment and Heritage's *ESD Design Guide*, a copy of which was tabled for the Committee. The Committee welcomed this initiative, and was interested to know what energy use rating the facilities would achieve.⁴ Defence informed members that, according to the rating scale outlined in the Department of Environment and Heritage publication, office accommodation at RAAF Base Wagga would meet the

1 Appendix D, Official Hansard Transcript of Evidence, Wagga Wagga, pages 4 - 5

2 Appendix C, Submission No. 1, paragraph 11

3 Appendix D, Official Transcript of Evidence - Wagga Wagga, pages 9 and 11

4 *ibid*, page 13

recommended best-practice target of 4.5 stars, while a rating in excess of four stars would be achieved at RAAF Base East Sale.⁵

- 3.5 Defence noted that these ratings were applicable to office facilities only. In terms of living-in accommodation, Defence intends to apply the standard established by Section J of the Building Code of Australia, which Defence asserted

...is similar to the five-star rating mentioned previously.⁶

Protection of Native Flora

- 3.6 Defence's main submission reported that the Environmental Management Plan for RAAF Base East Sale had recommended minimisation of removal of Red Gum trees, as this species is deemed to be "regionally significant".⁷ At the public hearing, Defence explained that it had originally identified 26 Red Gums for removal from the Sale development site, but had subsequently reoriented buildings with the result that only 11 of the trees would be removed. In addition, Defence intends to gather seeds from the remaining trees for future propagation and replanting.⁸

Protection of Native Avifauna

- 3.7 Defence explained that the RAAF Base Wagga construction site will lie within the flight path of the Superb Parrot. However, a consultant's report has revealed that the impact is not expected to be significant as the site is already considerably developed and the parrot does not nest at the Base. Defence intends to mitigate any deleterious impacts through the retention and planting of Yellow Box trees favoured by the bird.⁹

Base Population

- 3.8 According to Defence's main submission, the relocation proposal would increase permanent personnel numbers at RAAF Base East Sale and RAAF Base Wagga by 63 and 98 respectively. In addition, RAAF Base East Sale

5 Appendix E, Official Transcript of Evidence – Sale, page 12

6 *ibid*, page 13

7 Appendix C, Submission No. 1, paragraph 61

8 Appendix E, Official Transcript of Evidence – Sale, page 15

9 Appendix C, Submission No. 1, paragraph 61 and Appendix E, Official Transcript of Evidence – Sale, page 16

would provide training to some 690 officer cadets, while RAAF Base Wagga would train approximately 1,200 new recruits.¹⁰ In order to understand the impact of the proposal upon existing base services and infrastructure, the Committee asked for an estimate of the anticipated maximum population of each base following completion of the works. Defence stated that RAAF Base Wagga currently has 510 permanent staff and an average student population of 640, totalling 1,150 personnel. RAAF Base East Sale currently has a population of 800, comprising 710 permanent staff and 90 students. It is estimated that, following the completion of the relocation project, the population at RAAF Base Wagga will increase by a magnitude of almost 50 per cent, and RAAF Base East Sale will accommodate a 25 per cent population increase.¹¹

Accommodation Standards

- 3.9 It is proposed that new living-in accommodation for recruit trainees at RAAF Base Wagga and officer cadets at RAAF Base East Sale would be provided in accordance with Defence standards.¹² The Committee sought further information as to the specifications of these standards. Defence explained that recruit training accommodation comprised quadruple occupancy rooms measuring about 36 square metres, while officer trainees would have single rooms and shared ablutions. Due to the tight schedule under which recruits operate, ablutions will be provided at a ratio of one shower per four recruits.¹³

Messing Arrangements

- 3.10 Defence intends to construct a new combined all-ranks mess at RAAF Base East Sale, while RAAF Base Wagga will retain separate messing facilities for officers, sergeants and airmen.¹⁴ Defence reported that the consolidation of three messes into one at RAAF Base East Sale will produce annual cost savings in the order of \$1 million. In view of the demonstrable cost effectiveness of combined messing, the Committee was

10 Appendix C, Submission No. 1, paragraphs 66 - 67

11 Appendix D, Official Transcript of Evidence - Wagga Wagga, pages 6 and 14

12 Appendix C, Submission No. 1, paragraphs 23.b and 38.b

13 Appendix D, Official Transcript of Evidence - Wagga Wagga, pages 7, 8 and 9

14 Appendix C, Submission No. 1, paragraphs 26.a and 41.a

interested to know why a similar arrangement would not be pursued at RAAF Base Wagga. Defence explained that combined messing was being investigated at a number of bases, but a comparison of capital costs versus whole-of-life costs had revealed that it would not be the most economic or efficient option for RAAF Base Wagga.¹⁵

Traffic Management

- 3.11 Considering the magnitude of the expected population increases at RAAF Bases Wagga and East Sale, the Committee wished to ensure that due consideration had been given to traffic management and parking issues. Defence replied that it had considered these issues in terms of both future personnel numbers and construction traffic and was confident that the wide roads at the bases had ample capacity for additional on-street parking, while management solutions would be put in place to manage peak construction traffic.¹⁶

Occupational Health and Safety

- 3.12 The inadequacy of current training facilities and accommodation at RAAF Base Edinburgh and Point Cook Base in respect of amenity and OH&S was cited by Defence as a primary motivator for the proposed relocation project.¹⁷ At the public hearing, the Committee asked Defence to elaborate on the specific nature of the current OH&S deficiencies. In response, Defence explained that the officer training infrastructure at Point Cook had not been built for its current purpose and has exceeded its economic life, while the demountables and World War II-vintage warehouses occupied by recruits at Point Cook represent the worst accommodation in the Air Force. Defence added that kitchen facilities at RAAF Base Wagga were also urgently in need of an upgrade.¹⁸ Defence was able to assure the Committee that, despite these shortcomings, the OH&S situation on each

15 Appendix E, Official Transcript of Evidence – Sale, page 18

16 *ibid*

17 See Appendix C, Submission No. 1, paragraph 4 and Appendix D, Official Transcript of Evidence – Wagga Wagga, pages 4 - 5

18 Appendix D, Official Transcript of Evidence – Wagga Wagga, pages 4 - 5, pages 4 - 5

base continued to be closely regulated and there had been no safety incidents.¹⁹

Demolition Works

- 3.13 Defence submitted that, following the proposed relocation, a number of facilities at RAAF Base Edinburgh would become surplus to requirements and may be demolished, pending the results of a comprehensive heritage study and an asbestos survey. Should asbestos be discovered in any buildings identified for demolition, Defence intends to engage a suitably qualified removal contractor.²⁰ The confidential project cost estimate supplied to the Committee included separate figures for the demolition works at RAAF Base Edinburgh and the removal of asbestos at RAAF Bases Wagga and Sale.
- 3.14 At the public hearing, the Committee asked if Defence had established the number and condition of the buildings to be demolished at RAAF Base Edinburgh; whether Defence had determined the amount of hazardous materials to be removed from each base; and what impact the results of these investigations may have upon the project budget.
- 3.15 Defence reported that comprehensive asbestos registers are maintained for both RAAF Base Wagga and RAAF Base Sale, and it is anticipated that both sites will be asbestos-free by 2007. Defence was unable to provide a figure for the number of buildings to be demolished at RAAF Base Edinburgh as the heritage survey has not been completed and it is expected that a sample of each building type will need to be retained for heritage purposes.
- 3.16 The Committee expressed concern that the uncertainty surrounding the scope of the demolition works may lead to unforeseen costs. Defence assured the Committee that the allocated demolition budget would be sufficient, as it had been calculated on the basis of full demolition of all redundant facilities. The Committee requested that Defence supply it with a comprehensive list of all buildings to be demolished at RAAF Base Edinburgh, and associated costs, as soon as the information becomes available.

19 Appendix D, Official Transcript of Evidence – Wagga Wagga, page 6

20 Appendix C, Submission No. 1, paragraph 47

Recommendation 1

The Committee recommends that the Department of Defence supply it with a comprehensive list of all buildings to be demolished at RAAF Base Edinburgh, together with all associated demolition and asbestos removal costs, as soon as practicable following completion of the necessary surveys.

Consultation

- 3.17 Defence's main submission included a list of 64 authorities with whom Defence has consulted or intends to consult in respect of the proposed works. The Committee requested that Defence provide it with an update of the status of consultation undertaken to date, with both government bodies and the wider community. Defence explained that public consultative meetings had been conducted in both Wagga Wagga and Sale in April and September 2004. These meetings had generated considerable community interest and were well-attended. In addition, Defence furnished the Committee with a list of organisations that it had nominated to be invited to make a submission to the inquiry, and two sets of fact sheets relating to proposed forward community consultation and consultation conducted in respect of Indigenous heritage.²¹
- 3.18 During their inspection of RAAF Base Wagga, Committee members observed that some of the proposed new 1RTU outdoor training facilities, including the dry-firing area, were very close to private homes. Members wished to know what consultation had been undertaken with the neighbouring home-owners. Defence replied that specific consultation with landowners would commence subject to parliamentary approval of the proposal. The erection of an acoustic barrier between the facility and the adjoining properties is also planned.²²

21 Appendix D, Official Transcript of Evidence – Wagga Wagga, page 7 and Appendix E, Official Transcript of Evidence – Sale, page 11

22 Appendix D, Official Transcript of Evidence – Wagga Wagga, page 8

Community Impacts

3.19 The inquiry into the RAAF College relocation project generated 14 submissions from organisations and individuals in Wagga Wagga and Sale, all of which were strongly supportive of the proposed works. At the public hearings, the Committee was pleased to hear further evidence from Mrs Kay Hull MP, Member for Riverina; the Wellington Shire Council and the Rotary Club of Sale, attesting that the works would be enthusiastically welcomed by the respective local communities.

Economic Impacts

3.20 Submissions received from both Wagga Wagga and Sale emphasised the economic benefits expected to be derived from the project.²³ An analysis undertaken by the Wellington Shire Council, for example, estimated that the relocation would add some \$7.44 million to the local economy, including over 60 additional jobs²⁴, while Mrs Kay Hull MP stated that the proposal would

...provide a significant boost to the economy through greater confidence in our future viability.²⁵

3.21 In view of the enthusiasm with which the communities of Wagga Wagga and Sale had greeted the proposal, the Committee wished to confirm that the works would provide opportunities for local businesses. Defence stated that forms upon which businesses could register interest in the works packages had been distributed at public meetings held in Wagga Wagga and Sale, and advertisements had been placed in local newspapers. Defence anticipates that while some local firms may not have the capacity to take on a total works package, they could certainly undertake partial packages. Defence added that local businesses had some competitive advantage as they did not incur additional accommodation and transport costs.²⁶

3.22 The Wellington Shire Council stated that it was pleased with the work undertaken by Defence in respect of providing opportunities for local businesses and confirmed that public meetings about the project had been very well-attended. The Council added that, while the local community may not be able to provide a prime contractor, local tradespeople had in

23 See *Volume of Submissions* for the inquiry

24 Appendix E, Official Transcript of Evidence – Sale, page 15

25 *Volume of Submissions*, Submission No. 11 from Mrs Kay Hull MP, Member for Riverina

26 Appendix E, Official Transcript of Evidence – Sale, page 14

the past successfully participated in a prison construction project valued at over \$80 million.²⁷

Social Impacts

3.23 Submissions received by the Committee highlighted the social benefits of the proposed RAAF College relocation for both the incoming Defence personnel and the wider community. All submission confirmed the close and long-standing ties between the communities of Wagga Wagga and Sale and Defence, and many stressed the lifestyle advantages of these regional centres. All public submissions were unanimous in their appreciation of the role played by Defence personnel in the wider community and the much-needed boost that the additional population would bring to the respective regions. The representative of the Rotary Club of Sale expressed the view that the social importance of the RAAF Base may outweigh its economic importance as it

...puts people into the community who start to set the benchmarks and standards that we really need to grow in a social sense.²⁸

Recommendation 2

The Committee recommends that the proposed works associated with the relocation of selected RAAF College Units to RAAF Base East Sale, Victoria and RAAF Base Wagga, New South Wales proceed at the estimated cost of \$133.4 million.

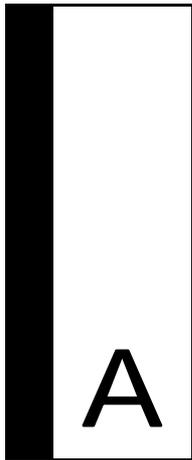
Hon Judi Moylan MP

Chair

2 November 2005

27 Appendix E, Official Transcript of Evidence – Sale, page 7

28 *ibid*, page 9



Appendix A – List of Submissions and Exhibits

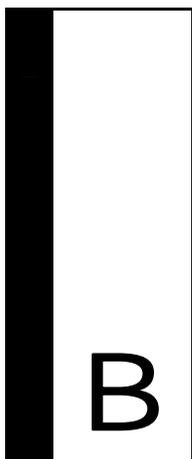
Submissions

1. Department of Defence
2. Briagolong Primary School
3. Sale Turf Club Inc
4. Logistic Outcomes Pty Ltd
5. Rotary Club of Sale Inc
6. Macalister Prestige Homes
7. Mr Ross Noble
8. Sale Neighbourhood House
9. Central Gippsland Health Service
10. Jenny Swarski
11. Mrs Kay Hull, MP
12. Sale Community Business Association'
13. Riverina Regional Development Board
14. Wellington Shire Council
15. Gippsland Local Government Network
16. Department of Defence (Supplementary)
17. Department of Defence (Supplementary)

18. Department of Defence (Supplementary)
19. Department of Defence (Supplementary)
20. Department of Defence (Supplementary)
21. Department of Defence (Supplementary)
22. Department of Defence (Supplementary)
23. Department of Defence (Supplementary)
24. Department of Defence (Supplementary)
25. Department of Defence (Supplementary)
26. Department of Defence (Supplementary)
27. Department of Defence (Supplementary)
28. Department of Defence (Supplementary)
29. Department of Defence (Supplementary)

Exhibits

1. *Economic Impacts of Relocation of the RAAF Officer Training School to RAAF Base East Sale*, Wellington Shire Council, December 2002
2. *The Benefit of the RAAF Relocation to Sale (Living and Working in Sale)*, Wellington Shire Council, March 2003
3. *Funding Submission to provide access to Aquatic, Health and Fitness Facilities and Programs for RAAF College Headquarters and Officer Training School East Sale RAAF Base*, Wellington Shire Council, August 2005
4. *Wellington Shire: The Land of Contrasts – Lifestyles, Community, Business*, Wellington Shire Council, undated brochure
5. *RAAF College Relocation, ESD Design Guide for Australian Government Buildings*, Department of Defence, 14 September 2005
6. List of Invited Submitters, Department of Defence
7. *Community Consultation Forward Strategy*, Department of Defence



Appendix B – List of Witnesses

Wing Commander Geoffrey Dittmar, Acting Commandant, Royal Australian Air Force College; and Commanding Officer, No. 1 Recruit Training Unit, Department of Defence

Mr Donald Gault, Operations Manager, Thiess Pty Ltd

Councillor Peter Gault, Mayor, Wellington Shire Council

Air Commodore Dennis Green, Director-General, Strategy and Planning (Air Force), Royal Australian Air Force

Councillor Malcolm Hole, Councillor, Wellington Shire Council

Mrs Kay Hull MP, Member for Riverina, Commonwealth Parliament

Brigadier Peter Hutchinson, Director General, Infrastructure Asset Development, Corporate Services and Infrastructure Group, Department of Defence

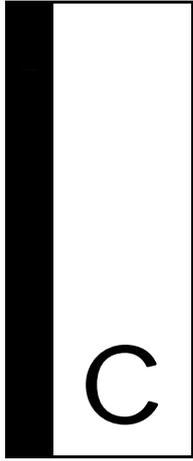
Mr Alan Lewis, President, Rotary Club of Sale Inc

Wing Commander Ian Murphy, Base Commander, RAAF Base East Sale, Infrastructure Asset Development, Royal Australian Air Force

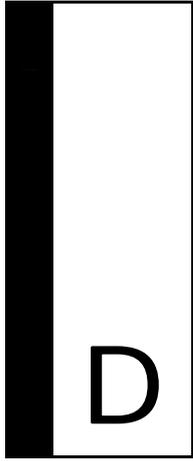
Mr Robert Oliver, Community Representative, Wellington Shire Council

Wing Commander John Tooth, Project Director, Infrastructure Asset Development, Corporate Services and Infrastructure Group, Department of Defence

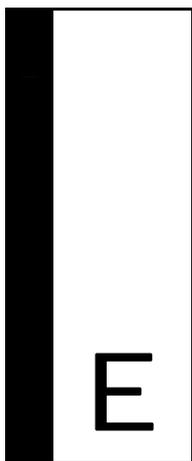
Wing Commander Graeme Wren, Base Commander, RAAF Base Wagga, Infrastructure Asset Development, Royal Australian Air Force



Appendix C – Submission No. 1 from the
Department of Defence



Appendix D – Official Transcript of Evidence
– Wagga Wagga, New South Wales



Appendix E – Official Transcript of Evidence
– Sale, Victoria