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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

Parliamentary Standing Committee on Public Works

REPORT

relating to the proposed construction of a

STORES COMPLEX FOR 2 BASE MEDICAL AND DENTAL EQUIPMENT DEPOT

at

Randwick, New South Wales

(FIFTH REPORT OF 1970)

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

STORES COMPLEX FOR
2 BASE MEDICAL AND DENTAL EQUIPMENT DEPOT
RANDWICK, NEW SOUTH WALES

R E P O R T

On 27 February 1970, His Excellency the Governor-General in Council referred to the Parliamentary Standing Committee on Public Works for investigation and report to the Parliament the proposal to construct a stores complex for 2 Base Medical and Dental Equipment Depot at Randwick, New South Wales.

The Committee have the honour to report as follows:

THE COMMITTEE'S INVESTIGATION

1. The Committee received written submissions and drawings from the Departments of the Army and Works and took evidence from their representatives at a public hearing in Canberra. We inspected the existing facilities at Heffron Park, Maroubra and the proposed sites for the buildings at Randwick.

THE REFERENCE

2. The proposal referred to the Committee involves the construction of a main store with an attached guard house, an administration and amenities building, an inflammable liquids and gases store and P.A.B.X. and incinerator buildings.
3. The estimated cost of the work when referred to the Committee was \$2 million.

2 BASE MEDICAL AND DENTAL EQUIPMENT DEPOT

4. Functions 2 Base Medical and Dental Equipment Depot is an Army unit responsible for the receipt, storage, maintenance, accounting and issue of medical and dental stores and equipment. It services R.A.N. establishments in New South Wales and Papua and New Guinea, H.M.A. ships refitting in Sydney, units of the A.R.A., C.M.F., Army Cadets and R.A.A.F. bases in New South Wales, Australian Capital Territory, Northern Territory and Malaysia, as well as Australian units in South Vietnam and Army Headquarters reserves.
5. It is also responsible for receipt, classification, disposal and repair of supplies returned by units and because of its proximity to manufacturers and suppliers many of whom are located in the Sydney area, it often acts as a distributor for similar depots in Brisbane, Melbourne and Perth. Its dispensary provides a prescription service for all Service personnel in the Sydney metropolitan area.
6. Services Stockholding Policy Medical and dental stores stockholding policy for the three services is the responsibility of the Army. Stores are held at prescribed levels to cover current requirements, re-supply periods and emergency and mobilisation reserves.
7. The variety of items held, possible variations in potency and stringent storage requirements of some drugs, require close control. Moreover, the Committee were told it has been found that civilian suppliers depend on a quick turnover of drugs and other medical items, and therefore generally hold only small reserves which are then unable to cope with sudden demands. The outcome is that the Services have found that they must maintain stocks for sudden operational demands and be prepared to supplement civilian stocks in an emergency.

THE NEED

8. 2 Base Medical and Dental Equipment Depot is currently accommodated in temporary World War II structures which form part of a complex of storehouses occupied by several Commonwealth departments at Heffron Park, Maroubra. The stores are on State-owned land taken over by the Commonwealth during the war under National Security legislation. The formal agreement for occupancy of the land terminated in December 1969 but occupancy is being allowed by the New South Wales Government to 31 October 1971.

9. The Committee reported to the Parliament in 1966 and 1969 respectively on proposals designed to facilitate the removal of the activities of two of the Commonwealth departments from Heffron Park, viz. the recently completed migrant hostel at Randwick and Department of Supply stores at St. Marys, Botany and Waterloo, which are now under construction. In the latter report, we urged the Government to apply itself quickly to the task of relocating also storage for the Commonwealth Archives Office. The present reference is concerned with providing replacement accommodation for the other remaining occupant of Heffron Park, the Department of the Army.

10. The Committee are agreed that there is a need to relocate 2 Base Medical and Dental Equipment Depot.

THE SITE

11. The Commonwealth owns a 200 acre section of land at Randwick which, on the eastern side is occupied by the new migrant hostel, on the western side by the Army and between them by a Navy stores area. The Army portion is approximately 69 acres and is bounded on the north and west by Bundock and Avoca Streets and on the south by residences facing Holmes Street. The

Department of Civil Aviation and the Australian Services Canteen Organisation have permissive occupancy of small areas in the south and south-west of the Army's land.

12. The site has a vacant area on which future development is planned for Army units providing functional support for the 150 or more units in Sydney, not including the Liverpool area. The Committee were told that the inclusion of 2 Base Medical and Dental Equipment Depot in this complex is consistent with the master plan and will facilitate the depot itself receiving the support it requires, including barracks, messes, amenities and additional transport.

13. From the viewpoint of medical and dental stores, the site is well placed as it is close to manufacturers and suppliers. It is well served by intrastate, interstate and overseas civil and service transport facilities and is suitably located in relation to the principal users of the depot, including Naval provisioning and other shore depots. Being within a military area containing other stores installations, separate security measures will be reduced and as it is only two miles from the present depot, loss of trained civilian staff is thought unlikely.

14. We were informed that there is a general shortage of Army accommodation in Sydney and that no alternative storehouse space is available.

15. The Committee concluded that the site selected is suitable.

THE PROPOSED BUILDINGS

16. Site Layout The buildings will be sited between the established area mainly confined to the northern end of the site and the Australian Services Canteen Organisation accommodation to the south. The administrative building will front Avoca Street, being flanked by the inflammable liquids and gases store

at the southern end and the P.A.B.X. building to the north. The main store with the incinerator building to the south of it will be located behind the administrative building. An entrance road will be constructed from Avoca Street.

17. The layout of the buildings and the land available will permit a major extension of the main store if necessary in the future.

18. Design Features The Committee were told that in determining the requirements and designing the complex and particularly the main store, methods employed by other armed forces, civilian suppliers and qualified authorities have been studied. It is considered that the plans make economical use of the site and funds, provide a rational and efficient grouping of functions and allow for the preservation and security of drugs and other stores.

19. The main store will have a bulk storage area of some 45,000 sq. ft and a semi-bulk and detail binning area of approximately 19,000 sq. ft. Supporting facilities will include receipt, packaging, despatch and bulk manufacturing areas. Security measures will be incorporated in the building of the store with special provision for drug storage and handling.

20. The administrative building will provide offices, typing and machine rooms, a dispensary, staff amenity areas, a Q store and associated filing, storage and archives space.

21. Special Requirements The Committee were told that approximately 55% of the items to be stored in the depot will require controlled storage conditions and as these items are fairly evenly distributed through the whole range, segregation from others would pose serious layout and functional problems and would result in inflexible and uneconomic operation.

22. Accordingly, and based on scientific studies which have indicated the necessary conditions for long term storage of such items without significant deterioration, it is planned that the entire semi-bulk and detail binning area will be conditioned to a temperature of $20^{\circ}\text{C} \pm 3^{\circ}\text{C}$ and a relative humidity of 40%. An adjacent 1,000 cubic ft cool room for products requiring storage temperatures between 2°C and 10°C and a cabinet refrigerated to below minus 10°C will also be provided. Four refrigerated cabinets will also be installed in the despatch area.

CONSTRUCTION

23. Construction and Finishes The main store will be a rectangular building measuring almost 389 ft by 240 ft. External walls will be cast in situ off-form reinforced concrete. Internally, they will be hollow precast concrete blocks. The fire wall surrounding the bulk store will have the cavities filled with concrete. Floors will be concrete and the steel roof deck will be carried on trusses supported on steel columns. Natural light will enter from translucent panels in roof monitors, which will also permit ventilation and smoke exhaust in the event of fire. A large roof light will also be provided above the traffic area. Insulated metal ceilings will be used in the semi-bulk/detail binning area and in office and similar space. For security purposes, the drug vault and the secure working area will be covered by a concrete slab. Where necessary, walls will be sprayed with a hard, durable coating. Floors generally will be finished with granolithic except for the bulk manufacture area and offices which will have vinyl covering and the toilet, which will be ceramic tiled.

24. The administration and amenities building will have off-form concrete walls externally and precast concrete blocks internally. Demountable veneered partitions will also be used. The floor will be concrete and the steel roof

dock will be placed on trusses spanning between the external walls and supporting the insulated metal ceilings. Windows will have anodised aluminium frames and will be sun screened on the northern and western sides. Internally, masonry walls will have a sprayed hard plastic coating and floors will be covered with vinyl except for the toilet and the entry, which will be ceramic tiled.

25. The inflammable liquids and gases store will have two compartments with separate entrances. Sunken floors will ensure that spilt or burning liquids are retained within the building. The roof will have smoke vents. Walls will be off-form in situ concrete, floors will be concrete and fire doors and a steel roof deck will be provided. To meet fire regulations, the building will be 50 ft away from other structures.

26. The P.A.B.X. building, housing the main telephone switchboard for the whole of the Army's area at Randwick will include telephonists' amenities. External walls will be off-form concrete and internal walls concrete block. The roof will be insulated steel deck supported on steel purlins. Ceilings will be acoustic plaster and windows will have anodised aluminium frames. Walls including those rendered in the equipment room will have a hard, durable spray finish. Floors generally, will be covered with vinyl and in the toilet, ceramic tiled.

27. The incinerator will have off-form in situ concrete walls, a concrete floor and a steel roof deck.

28. Mechanical Services In the store, the detail binning section, the security work area and the drug vault will be air conditioned whilst the bulk manufacture and checking, packing and despatch areas will be mechanically ventilated. Space heating will be provided in other occupied areas.

29. A power driven belt conveyor connecting the detail binning and despatch areas will be installed. A vacuum tube conveyor will link the store with the administration building. A 1,000 cubic ft capacity cold room and five refrigerated cabinets will be provided. Compressed air will be reticulated as required.
30. The machine, typing and conference rooms and the adjacent O.C.'s office in the administrative building will be air conditioned as will the P.A.B.X. building. Other occupied areas will be served by a space heating and ventilation system.
31. Hot water reticulation and refrigerated drinking water units will be provided throughout the buildings as required.
32. Two incinerators, designed for compliance with the New South Wales Clean Air Act, will be installed. One will burn general wastes and the other will be used for the supervised destruction of drugs and like materials.
33. Hydraulic Services Water supply, sewerage and stormwater drainage will be connected to existing street mains. A secondary water supply for fire fighting purposes, which will also provide sufficient reserve storage for future buildings, will be provided in a 100,000 gallon ground level tank. This supply will be pumped by duplicate booster pumps.
34. Electrical Services Electricity is at present drawn through a Sydney County Council substation which will be retained. Three new substations will be established to distribute an augmented supply to the store complex and the adjoining service premises. Reticulation within the area will be by an 11 kV underground ring main cable.
35. External lighting will include street and security illumination. Internally, lighting will be generally fluorescent. General purpose power outlets and power to mechanical equipment will be provided as required and public address facilities will be installed in each building.

36. Civil Works A bituminous sealed, kerbed and guttered road, capable of future extension to the remainder of the site, will be constructed from Avoca Street to the buildings. Sealed parking areas and a concrete access way to the incinerators will be provided.

37. Fire Protection Automatic detection systems will be installed throughout except in the main store which will have an automatic sprinkler system. A master fire alarm board will be located in the guard house.

38. Hose reels, hydrants, portable fire extinguishers and push-button alarms will be positioned both internally and externally and a foam point will be available adjacent to the inflammable liquids and gases store.

39. Committee's Conclusion The Committee recommend the construction of the work in this reference.

ESTIMATE OF COST

40. The estimated cost of the work when referred to the Committee was \$2 million made up as follows:

	\$
Building works and internal engineering services	1,630,000
External engineering services	<u>370,000</u>
	<u>2,000,000</u>

PROGRAMME

41. The Committee were told that because of the requirement to vacate Hoffron Park by 31 October 1971, the Government has already approved the preparation of final designs and tender documents. It is expected that documentation will be complete shortly and that construction time will be one year from the date a contract is let.

RECOMMENDATIONS AND CONCLUSIONS

42. The summary of recommendations and conclusions of the Committee is set out below. Alongside each is shown the paragraph in the report to which it refers.

	<u>Paragraph</u>
1. THERE IS A NEED TO RELOCATE 2 BASE MEDICAL AND DENTAL EQUIPMENT DEPOT.	10
2. THE SITE SELECTED IS SUITABLE.	15
3. THE COMMITTEE RECOMMEND THE CONSTRUCTION OF THE WORK IN THIS REFERENCE.	39
4. THE ESTIMATED COST OF THE WORK WHEN REFERRED TO THE COMMITTEE WAS \$2 MILLION.	40


(C.R. KELLY)
Chairman

Parliamentary Standing Committee on Public Works,
Parliament House,
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7 April 1970.