

*Parliamentary Standing Committee on Public Works*

## REPORT

relating to the proposal for

# HOLSWORTHY ARMY DEVELOPMENT STAGE 2

## New South Wales

(Second Report of 1980)

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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA  
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

relating to the proposal for  
HOLSWORTHY ARMY DEVELOPMENT

STAGE 2

New South Wales

(Second Report of 1980)

Australian Government Publishing Service  
Canberra 1980

MEMBERS OF THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS  
(Twenty-fifth Committee)

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EXTRACT FROM  
THE VOTES AND PROCEEDINGS OF THE HOUSE OF REPRESENTATIVES  
NO. 143 DATED 22 NOVEMBER 1979

- 20 PUBLIC WORKS COMMITTEE - REFERENCE OF WORK - HOLSWORTHY  
ARMY DEVELOPMENT, STAGE 2: Mr. Ellicott (Minister for  
Home Affairs), for Mr. Groom (Minister for Housing and  
Construction), 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: Construction  
of Holsworthy Army Development, Stage 2.

Mr. Ellicott presented plans in connection with the  
proposed work.

Question - put and passed.

WITNESSES

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PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

HOLSWORTHY ARMY DEVELOPMENT,  
STAGE 2, HOLSWORTHY, N.S.W.

R E P O R T

By resolution on 22 November 1979, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report to the Parliament the proposal for the construction of Holsworthy Army Development, Stage 2.

The Committee has the honour to report as follows:

THE REFERENCE

1. The proposal is for the provision of permanent working facilities and associated engineering services for Army units at Holsworthy, N.S.W.
2. The works include:
  - headquarters, administrative, storage and workshop facilities, and gun parks for the 8/12th Medium Regiment;
  - military instruction block;
  - warehouse and administrative facilities for 1 Field Supply Company including covered vehicle shelters;
  - administrative, storage and workshop facilities for 104 Signals Squadron including covered vehicle shelters;

1.

- storage facilities for 2 Reconnaissance Regiment;
- barracks administration building;
- Task Force Headquarters; and
- parade ground, roads and car parks.

3. The estimated cost of the proposal when referred to the Committee was \$10.3 million at October 1979 prices.

#### THE COMMITTEE'S INVESTIGATION

4. The Committee received written submissions and drawings from the Department of Defence and the Department of Housing and Construction and took evidence from their representatives at a public hearing in Sydney on 28 March 1980. Prior to the public hearing by a Sectional Committee, an inspection was made of the existing facilities at Holsworthy and the sites for the new works.

5. The Committee's proceedings will be printed as Minutes of Evidence.

#### BACKGROUND

6. The association between the Army and Holsworthy began in 1812 when Lt. William Lawson and nine soldiers set up a camp for the Royal Veteran Company in the area. However, it was not until 1912, upon the recommendation of Lord Kitchener, that a permanent military base was set up with the establishment of a veterinary hospital and remount depot of 357 hectares of land. Because of international unrest and the need for greater training activity, a further 6826 hectares was acquired in 1913. As well as a training area during World War I, Holsworthy was used as an internment camp.

7. Immediately prior to World War II, an additional 13 708 acres of land was leased from the NSW Government. This land has recently been the subject of Commonwealth/State negotiations. The land is to be acquired by the Commonwealth in exchange for certain Sydney Harbour foreshore and other lands owned by the Commonwealth Government. The Holsworthy area has also been a training ground for Australian Service personnel involved in World War II, Korea, Malaysia and Vietnam.

8. In the 1960s, the Government decided to locate regular army task forces at Townsville, Enoggera and Holsworthy. This resulted in substantial building programs to support that decision, of which Holsworthy Stage I was a part. These works were exempted from examination by the Public Works Committee.

9. The development now proposed was foreshadowed in the White Paper on Australian Defence presented to Parliament by the Minister for Defence, the Hon. D.J. Killen, M.P., in November 1976. In relation to this development, the White Paper stated:

" Planned increases in expenditure on Defence facilities will substantially improve operational capabilities.

Allowance has been made in the program for extensive development of the task force bases at Holsworthy, Enoggera and Townsville and for development of a divisional headquarters at Enoggera. At present the lack of working accommodation causes the wide dispersion of some divisional units and task force units, thus hampering efficiency. Further store and workshop accommodation is needed for units which are planned to be raised in order to enhance the capability of task forces for rapid deployment. "

#### THE NEED

10. Stage 1 of the Holsworthy Army development was undertaken during 1964-1967 at a cost of \$13.2 million at 1967 prices. The development provided permanent working facilities and living quarters for two infantry battalions, a cavalry squadron and a task force headquarters.

11. Temporary accommodation is still used by the following units:

- the 2nd Reconnaissance Regiment, which has quartermaster's store in a two-storey soldiers' sleeping block while the unit armoury is located in a converted butcher's shop;

- the 1st Field Supply Company which has its headquarters in an old weatherboard married quarter. The old area theatre and a disused kitchen now serve as storehouses and prefabricated steel huts are used for other storehouses and workshops;
- the 104th Signals Squadron which is located in widely scattered substandard wooden huts, built about 1950, and prefabricated steel huts;
- the Holsworthy barracks staff work in several substandard wooden huts also built about 1950; and

all the above elements will, as a consequence of the Stage 2 proposal, be relocated into facilities which are centralised and permanent.

12. It is also planned to shift the 3rd Battalion Royal Australian Regiment to Holsworthy from Woodside, South Australia, whilst the 131st Divisional Locating Battery will move to Enoggera, Queensland.

13. Other than those buildings comprising the Stage 1 development and three buildings of historic interest, namely, the prisoners' recreation hut (now used as an officers' mess), the railway station (now used as a corporals' club), and the gaol (now used as a magazine for blank ammunition), most of the remaining buildings are planned for demolition.

14. Committee's Conclusion The Committee accepts that there is a need to upgrade facilities at Holsworthy for the 1st Task Force.

#### THE PROPOSAL

15. The proposal comprises buildings and associated engineering work for the Holsworthy Army Development, details of which now follow.

16. The new development will accommodate units of the 1st Task Force (1TF) and associated units at Holsworthy where it is intended eventually to concentrate all units of the task force in accommodation of permanent standard.

17. The units for which accommodation is to be provided are housed in outdated or unsuitable buildings scattered around the Holsworthy area. The 3rd Battalion Royal Australian Regiment from Woodside, S.A. is also to be accommodated in this stage.

18. The units which are incorporated into the new works are:

- 8/12th Medium Regiment, Royal Australian Artillery;
- 2nd Reconnaissance Regiment, Royal Australian Armoured Corps;
- 1st Field Supply Company, Royal Australian Army Ordnance Corps;
- 104th Task Force Signals Squadron, Royal Australian Signals;
- Holsworthy barrack administration;
- Task Force Headquarters.

19. The works comprise a number of administrative and industrial buildings together with a major parade ground, associated road works, car parks, landscaping and engineering services. These works will also take into account the requirements of the future Stage 3.

20. The proposed buildings and engineering works are to be located as shown on Development Plan A and comprise the following new facilities.

21. 8/12th Medium Regiment The following group of facilities will be provided for this regiment:

- regimental headquarters complex consisting of regimental headquarters, battery headquarters, medical and regimental guard facilities;
- military instruction centre;
- gun battery facilities for the 102nd Medium and 103rd Medium Batteries and 'A' Field Battery;
- regimental quartermaster's store and armouries;
- transport compound and technical support facilities (including a petrol, oil and lubricant store).



22. The group has been designed to allow for future division of two regiments - 8th Medium Regiment and 12th Field Regiment.

23. Quartermaster's Store for 2nd Reconnaissance Regiment  
A single-storey quartermaster's store will be provided to accommodate the regimental and squadron requirements including armouries. A vehicle and loading compound will also be provided together with associated road works.

24. 1st Field Supply Company The Field Supply Company will be located centrally in the task force area so that it can more readily service units with stores, equipment and spare parts. The complex will consist of a single-storey warehouse building containing bulk storage areas, the Company quartermaster's store and Company administration functions. A transport building, consisting of covered parking, vehicle workshop and transport offices and stores will be provided, together with areas of hard standing for vehicle manoeuvring and parade functions, and a car park.

25. 104th Signals Squadron It is proposed to consolidate this Squadron in the area of the Task Force Headquarters which it directly supports. The modified single-storey Task Force Headquarters building will provide for the 104th Signals Squadron administration. New facilities will include a quartermaster's store building with associated workshops, two wings of covered and secured vehicle parking and a transport compound to service the Squadron.

26. Holsworthy Barracks Administration Barracks staff will be relocated in new facilities consisting of a single-storey building to accommodate the office and storage requirements of the barracks administration and cash office. Ancillary facilities will include a compound for covered parking of ground maintenance vehicles and plant, facilities for washing and servicing vehicles and a covered petrol, oil and lubricant store. A new car parking area, together with minor roadworks, will also be provided.

27. Headquarters 1st Task Force A two-storey building will be constructed to house the 1st Task Force Headquarters

administration, a communications centre and Headquarters Company administration, and quartermaster's store. A single-storey building and compound for workshops will also be provided.

28. Parade Ground A large parade ground for task force parades and for use by the major units will be constructed in front of the new Task Force Headquarters building. It will cover an area of 170m x 140m and will have pavements suitable for tracked vehicles on the periphery and a grassed area at the centre for dismounted parades.

29. Planning and Design The proposed development incorporates several building types with the majority being semi-industrial in character. The remainder are office/administration buildings or simple open vehicle shelters. The Task Force Headquarters building is both unique in function and in location and has been designed with an appropriate individual character.

30. The design of buildings and facilities is such as to reduce energy use to an economic minimum consistent with a balance between construction and maintenance costs.

31. Buildings have been oriented to minimise summer heat gain and maximise winter sun penetration. Buildings are insulated to keep out summer heat and efficiently maintain heat during winter.

32. It is planned that Stage 2 will be followed by Stage 3 to complete the foreseeable development of the task force base at Holsworthy. Stage 3 is planned to provide:

- working facilities for 2nd Reconnaissance Regiment (excluding the quartermaster's store);
- working facilities for 1st Field Engineer Regiment and workshops;
- a military instruction block to be shared between 1st Field Engineer Regiment and 2nd Reconnaissance Regiment;
- working facilities for 1st Divisional Transport Squadron and 25th Combat Supply Platoon;

- working facilities for the 101st Field Workshops (currently located at Ingleburn, NSW);
- working facilities for the 17th Construction Squadron;
- an assembly hall;
- gymnasium extensions and squash courts;
- improvements to playing fields including construction of additional dressing pavilions;
- area refuelling point;
- extension of existing officers' messing and living accommodation; and
- associated roads, services and car parks.

33. Planning of the Stage 2 development has ensured that Stage 3 can proceed to achieve a totally integrated development.

34. Committee's Conclusion The Committee agrees that the proposed facilities are satisfactory.

#### THE SITE

35. Location The site is located within the existing Holsworthy Barracks area near the City of Liverpool approximately 27 km south-west of the City of Sydney.

36. The area within the proposed ring road occupies 160 hectares of Commonwealth-owned land and is accessible from Heathcote Road and Artillery Road.

37. The area is bounded to the east and west by open bushland which provides close training areas for the task force.

38. To the north of the military area is the Holsworthy village which contains approximately 1000 married quarters for Service personnel. To the south is the Holsworthy range complex. This provides facilities such as:

- artillery firing areas;
- grenade ranges;
- small arms ranges; and
- demolition training areas.

39. The general elevation of the site varies between 10 and 45 metres above sea level. The main site feature is a low ridge, approximately bisecting the area in a north/south direction. Drainage is to the east and west sides of the site. Williams and Harris Creeks, which drain to the Georges River form a natural edge and water collection system along the eastern and western sides of the site respectively.

40. Vegetation on the site varies from open grassland to areas covered with mature native trees and shrubs.

41. Rock types in the area consist of mixed layers of shale and sandstone of variable hardness and thickness. Surface soils reflect the nature of the underlying rocks.

42. Sufficient site investigation has been carried out to permit estimation of rock excavation and foundation construction.

43. Site Planning Factors The zones of the site which will be developed in both Stage 2 and Stage 3 have been examined against known requirements and have been found to be of adequate size. This study has included a comprehensive analysis of the site, including topography, drainage, soils, geology, climate, vegetation, road and access requirements.

44. Liaison during the planning has been established with the Macarthur Development Board, Department of Main Roads, Public Transport Commission, Local Authorities, the NSW Planning and Environment Commission, the State Pollution Control Commission, Sydney Water Board, Police (Traffic Branch) and the Department of Administrative Services.

45. These consultations revealed that this development and likely future land uses in the surrounding areas are compatible.

46. Site Development Proposed The Development Plan A defines land use zoning, vehicular and pedestrian movement and landscape development. The planning has been based on functional relationships between various units, staging of development and broad topographical influences. The planning of this Stage 2 incorporates development of a focal point for the Task Force by

locating the new parade ground and Task Force Headquarters adjacent to the new roundabout on the spine road (Macarthur Drive).

47. The Department of Environment had initially given clearance to the Holsworthy development in June 1975. This clearance has been reaffirmed by the Department of Science and the Environment after a review of the present proposals.

48. Committee's Conclusion The site selected for development is suitable.

#### CONSTRUCTION

49. Structure and External Finishes The Task Force Headquarters will be a reinforced concrete framed structure on reinforced pad footings with in situ concrete walls with sand-blasted finish. The roof will be insulated metal decking.

50. Other office buildings will be steel frame construction with brick cladding. Roofs will be insulated metal decking.

51. Warehouses and quartermaster's store buildings will be steel frame construction with brick and metal wall cladding and an insulated metal roof.

52. Vehicle shelters will be steel framed construction with metal wall cladding and galvanised metal roof.

53. Internal Finishes Floors in selective administrative areas and military instruction centre will be carpeted. Other floors will be covered with vinyl. Concrete floors in workshops will be treated with oil-resistant finishes. Ceilings generally will be suspended plasterboard with the exception of the Task Force Headquarters which will have suspended acoustic tiles.

54. Toilets, showers and cleaners' areas will have ceramic tiled floors, walls and splash-back areas above basins and sinks.

55. Mechanical Services Air conditioning will be provided in the communications centre within the Task Force Headquarters building. Armouries will be air conditioned by package units. Mechanical ventilation will be provided to the military instruction centre, internal toilets and battery charging rooms.

56. Hot water will be provided to all wash basins, sinks and showers by electric hot water storage units. Boiling water units are provided for tea making facilities. Compressed air will be supplied to workshop areas and at all fuel outlets.

57. Hydraulic Services Water will be reticulated for domestic and fire fighting services. Buildings will be connected to the sewerage system. Polluted water will be isolated from the stormwater system and after pre-treatment to remove oil and silt, will be discharged to sewer.

58. Electrical Supply and Reticulation The existing 11 kV reticulation will be extended to form an overhead ring main around the site. Power from the ring main will be supplied in underground cables to substations or sub-distribution pillars as the case may be. Construction will be in accordance with Prospect County Council practices. Electrical power reticulation will provide the energy source for water heating, space heating, ventilation and air conditioning services.

59. Electrical Services Light and power, including exit signs and self-contained emergency lights, will be provided in new buildings.

60. Manual fire alarm call points will be installed in all buildings. Fire alarm signals will be monitored at the Military Area Fire Station at Moorebank.

61. Intruder alarms, in accordance with Department of Defence requirements, will be installed in several sensitive areas.

62. Space heating where required will be by electric fan-assisted units.

63. Fire Protection Automatic thermal detection systems will be provided in those buildings not required to be fitted with an automatic fire sprinkler system. Automatic fire protection will be provided by sprinkler systems in all the larger store-warehouse buildings.

64. Domestic Water and Fire Services The present water services are connected to the Metropolitan Water Services and Drainage Board mains. There is significant on-site storage and associated pumping equipment. Existing reticulation will be extended to service the new areas for domestic and fire fighting water services.
65. Sewerage System All new services will be reticulated to the existing Holsworthy Sewage Treatment Works. This plant has sufficient capacity to accept the additional discharge from the proposed development.
66. Stormwater Drainage Stormwater will be piped from buildings and paved areas to natural water courses.
67. Pollution Standards Water-borne discharges will be treated as necessary to conform with the quality standards required by the NSW Clean Water Act of 1970 and with the specific recommendations of the NSW State Pollution Control Commission.
68. Vehicle Washing Facility A central wash facility will provide for the cleaning of military vehicles. Specially designed oil and silt traps are proposed.
69. Telephone Network The existing system will accommodate the additional requirements of this stage.
70. Landscape Design The landscaping proposal will create an appropriate setting for the buildings and enhance the working environment. The existing vegetation will be retained where possible and further developed with similar planting.
71. Special emphasis will be provided to the spine road, parade ground and headquarters building by careful landscape design. The landscaping of car parks will provide shade and screen cars from view as far as possible. A pathway system for pedestrian movement will be fully integrated into the landscape setting.
72. Traffic Movement Roads and Parking It is proposed that public through traffic be excluded from the site. In addition, private vehicles of military personnel are to be

separated from military vehicles to the maximum practicable extent. Private vehicles will generally be restricted to the ring road.

73. Car parking for private vehicles will be provided mainly on the periphery of the site and in accordance with the requirements of the brief.

74. Surfacing of roads, car parks and compounds will generally be of bituminous concrete. However, some car parks will be surfaced with a bituminous seal. Concrete pavements will be constructed in those areas subject to heavy use by special military vehicles and equipment.

75. Committee's Recommendation The Committee recommends the construction of the works in this reference.

ESTIMATE OF COST

76. The estimated cost of the work when referred to the Committee was \$10.3 million at October 1979 prices made up as follows:

	\$
Building works	5 155 000
Site works and services	5 145 000
	10 300 000

PROGRAM

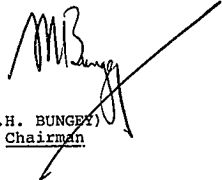
77. The requirement of the Army is the completion and occupation of facilities of the 8/12th Medium Regiment by November 1981. Subject to the necessary approvals, the program will necessitate the letting of a contract early in the new financial year.

78. Contracts for the remaining facilities will be let to achieve an occupation date of August 1982.

RECOMMENDATIONS AND CONCLUSIONS

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

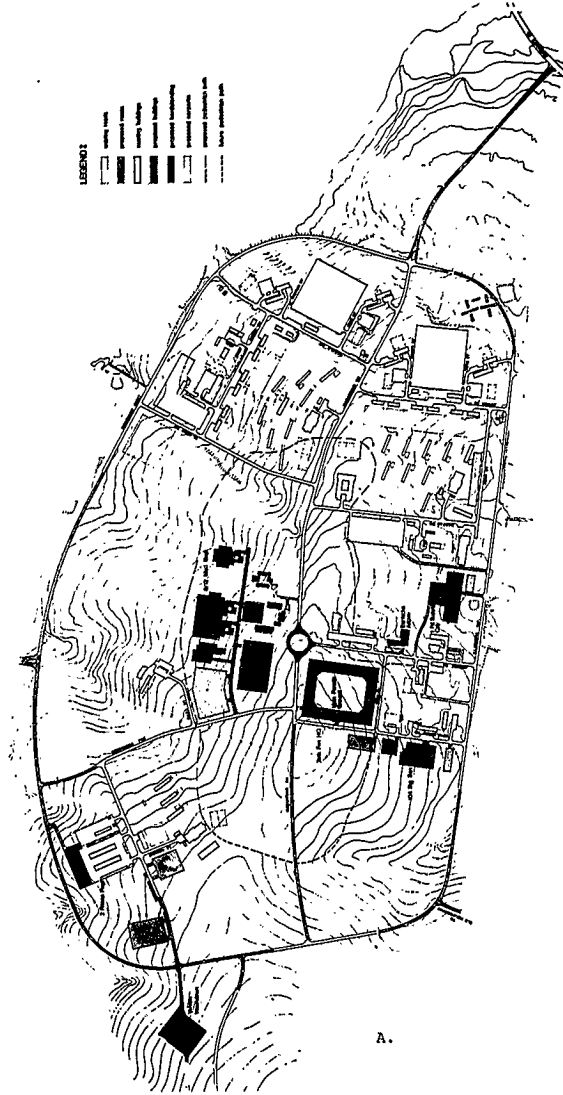
	<u>Paragraph</u>
1. THE COMMITTEE ACCEPTS THAT THERE IS A NEED TO UPGRADE FACILITIES AT HOLSWORTHY FOR THE 1ST TASK FORCE.	14
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(M.H. BUNGEY)  
Chairman

Parliamentary Standing Committee on Public Works,  
Parliament House,  
CANBERRA, A.C.T.

2 April 1980.

LEGEND  
[Symbol] Existing Buildings  
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[Symbol] Proposed Security  
[Symbol] Proposed Parking  
[Symbol] Proposed Driveways  
[Symbol] Proposed Retaining Walls  
[Symbol] Proposed Stormwater  
[Symbol] Proposed Sewerage  
[Symbol] Proposed Water Supply  
[Symbol] Proposed Electricity  
[Symbol] Proposed Gas  
[Symbol] Proposed Telecommunications  
[Symbol] Proposed Other



HOLSWORTHY  
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